

UCSB Campus Parking Lot 32
Santa Barbara, CA 93106



Plot Date:

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VICINITY MAP



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GWSD SITE

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DRAWING
COVER SHEETSCALE 40903

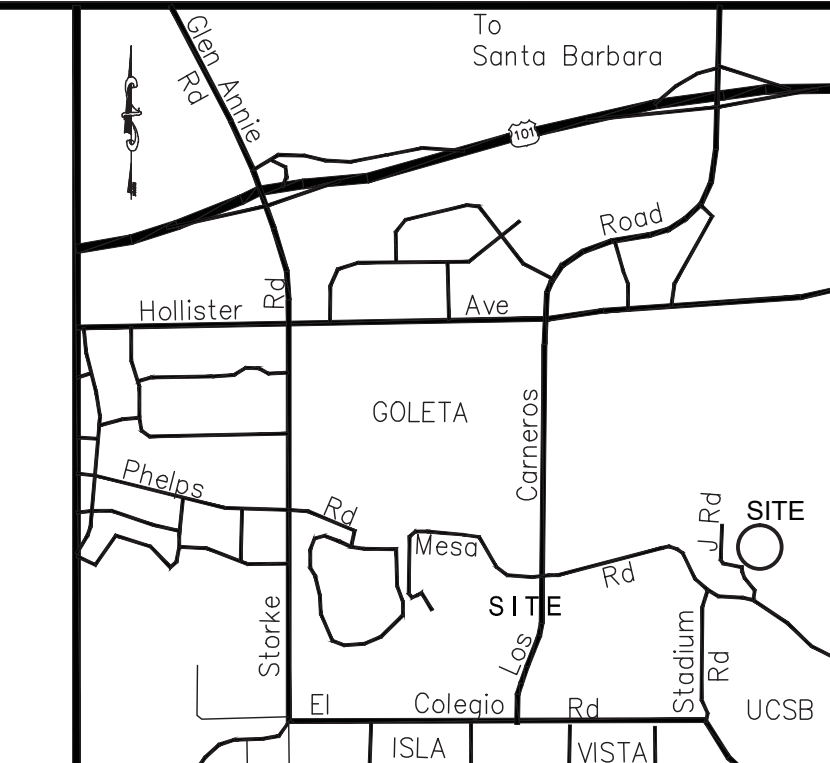
PROJECT NUMBER _____

A-A000

DRAWING NUMBER _____

LEGEND & ABBREVIATIONS

- AC = ASPHALT CONCRETE
AD = AREA DRAIN
BLDG = BUILDING
BFR = BACK FLOW REGULATOR
BOTM = BOTTOM
CA = COMPRESSED AIR
CS = CHLORINE SOLUTION
CHLF = CHAIN LINK FENCE
CNC = CONCRETE
CVLT = CABLE TV VAULT
DBL = DOUBLE (1e: TREE TRUNK)
DEC = DECIDUOUS
DI = DROP INLET
ECP = ELECTRIC CONTROL PANEL
ELEC = ELECTRIC
ELPB = ELECTRIC PULL BOX
EMH = ELECTRIC MANHOLE
EMT = ELECTRIC METER
EP = EDGE OF PAVEMENT
EVLT = ELECTRIC VAULT
FF = FINISHED FLOOR ELEVATION
FH = FIRE HYDRANT
FLOP = FLAG POLE
FS = FIRE SERVICE
GEN = GENERATOR
GMT = GAS METER
GRND = GROUND
GV = GAS VALVE
GWSO = GOLETA WEST SANITARY DISTRICT
HB = HOSE BIB
HGD = HEDGE
HDLR = HAND RAIL
ICV = IRRIGATION CONTROL VALVE
IW = INDUSTRIAL WATER
LADR = LADDER
LSTD = LIGHT STANDARD
MBD = METAL BOLLARD
MTL = METAL
MW = MONITOR WELL
PP = POWER POLE
PRKG = PARKING
RFDN = ROOF DRAIN
ROH = ROOF OVERHANG
SCO = SEWER CLEANOUT
SMH = SEWER MAN HOLE
SN = SIGN
SWK = SIDEWALK
SWL = SWALE
SWS = SINGLE WHITE STRIPE
TFMR = TRANSFORMER (ELECTRIC)
THLD = THRESHOLD
TVLT = TELEPHONE VAULT
UBOX = UTILITY BOX
UGE = UNDERGROUND ELECTRIC LINE
UTIL = UTILITY
UVLT = UNDETERMINED UTILITY VAULT
VERT = VERTICAL
w/ = WITH
WM = WATER METER
WV = WATER VALVE
- = AC
■ = CNC
- ① = 10' WIDE EASEMENT IN FAVOR OF ISLA VISTA SANITARY DISTRICT FOR SANITARY SEWER PURPOSES PER 1865-OR-371
② = 10' WIDE EASEMENT IN FAVOR OF ISLA VISTA SANITARY DISTRICT FOR SANITARY SEWER PURPOSES PER 2218-OR-878
③ = 10' WIDE EASEMENT IN FAVOR OF ISLA VISTA SANITARY DISTRICT FOR SANITARY SEWER PURPOSES PER 2017-OR-625 AND 2019-OR-639



VICINITY MAP
NO SCALE

ATTENTION:
ALL UNDERGROUND UTILITIES AND SUBSTRUCTURES SHOWN HEREON WERE OBTAINED FROM THE BEST AVAILABLE SOURCES AND ARE PRESUMED TO BE ACCURATE AND COMPLETE. BUT SINCE THE INFORMATION WAS OBTAINED FROM OTHERS, THE OFFICE OF M&S ENGINEERS, INC. CANNOT GUARANTEE SAID INFORMATION AS BEING ACCURATE AND COMPLETE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY, LOCATE, AND PROTECT ALL UTILITIES AND SUBSTRUCTURES SHOWN OR NOT SHOWN.
CALL UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA
TOLL FREE AT 1-800-422-4133 TWO WORKING DAYS BEFORE YOU DIG

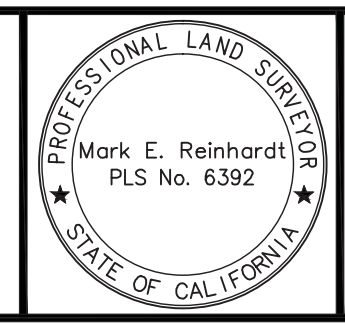
REV	DATE	BY

ENGINEERING
PLANNING
SURVEYING
CONSTRUCTION MANAGEMENT

201 N. Calle Cesar Chavez, Ste 300
Santa Barbara, CA 93103
805.692.6921 Phone

HORIZONTAL DATUM: CCS83, 1991.35 EPOCH
CONTROL: STATIONS 2000 AND 2001 PER RS BOOK 170, PAGE 48 REOCRDS OF SANTA BARBARA COUNTY.
VERTICAL DATUM: NAVD88
CONTROL: NGS MONUMENT EW3791, ELE: 62.827 (U.S. SURVEY FEET)

Mark E. Reinhardt, PLS 6392



November 2013
Mark E. Reinhardt, PLS 6392

Goleta West
Sanitary District

TOPOGRAPHIC MAP FOR
NEW ADMINISTRATION BUILDING

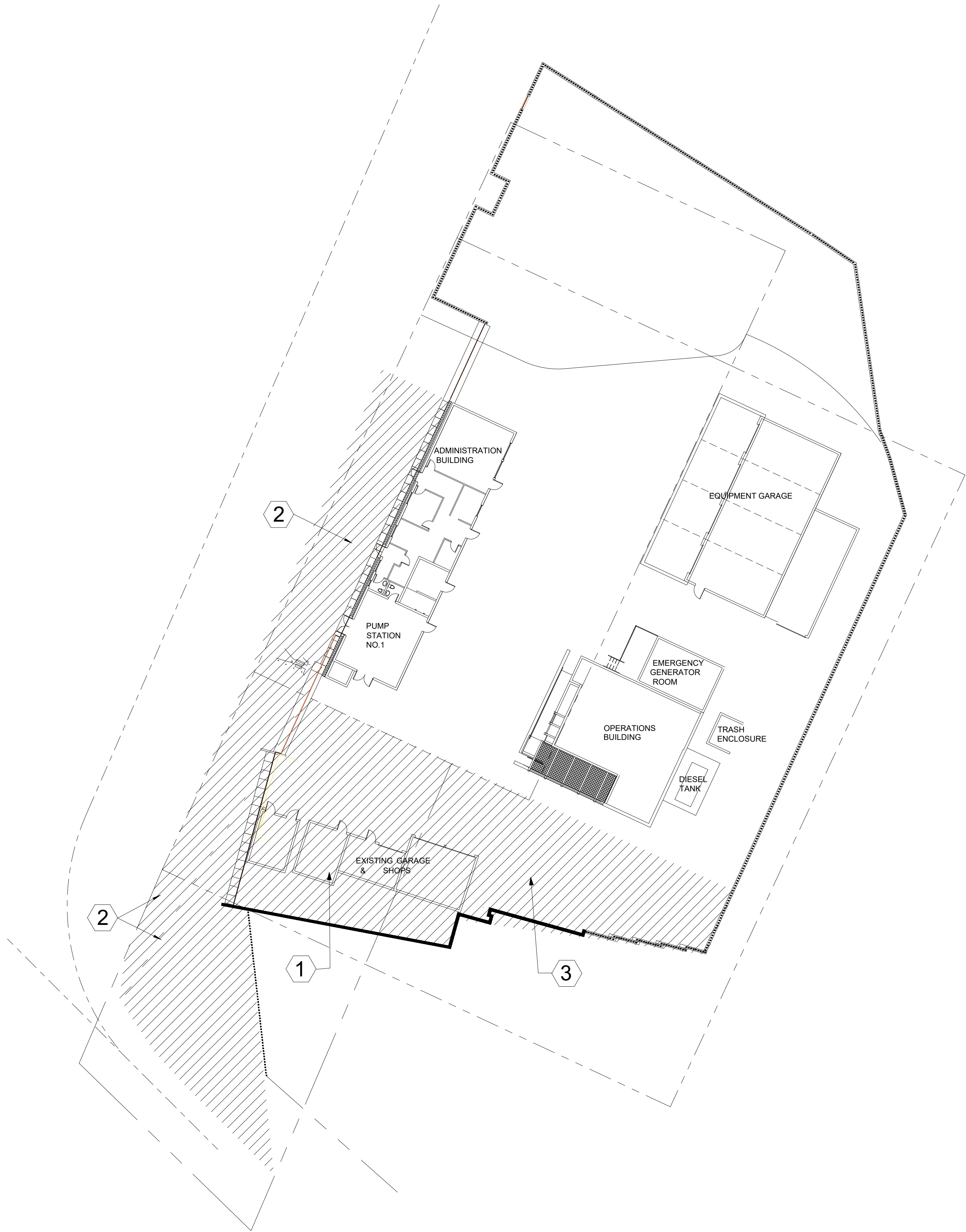
1" = 20'

0 20 40 60 80

SV-01
PROJECT NO.
GOWSD.131303
SHEET 1
OF 1

Plot Date:

1 DEMOLITION SITE PLAN
1" = 20'-0"



KEY NOTES

1. IN PREPARATION FOR NEW CONSTRUCTION, DEMOLISH EXISTING SHOPS BUILDINGS, REMOVE OR RELOCATE UTILITIES, AS DIRECTED, REMOVE SURFACE PAVING AND BELOW GRADE OBSTRUCTIONS.

REMOVE ALL DEMOLISHED MATERIALS AND DEBRIS FROM SITE AND DISPOSE OF LEGALLY.
COMPLY WITH ALL SUSTAINABLE PRACTICES AND DOCUMENT, AS MAY BE REQUIRED.

2. IN PREPARATION FOR CONSTRUCTION OF PARKING AREAS, ALONG WEST EDGE OF PROPERTY; COMPLETE REQUIRED DEMOLITION OF INFRASTRUCTURE INCLUDING PAVING AND UTILITIES.

REMOVE ALL DEMOLISHED MATERIALS AND DEBRIS FROM SITE AND DISPOSE OF LEGALLY.
COMPLY WITH ALL SUSTAINABLE PRACTICES AND DOCUMENT, AS MAY BE REQUIRED.

3. IN LIEU OF INDIVIDUAL STRUCTURE COMPLYING WITH FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) REQUIREMENTS FOR PROTECTION FROM FLOODING; THE STRUCTURES SHALL BE PROTECTED CUMULATIVELY WITH A FEMA COMPLIANT FLOOD WALL SURROUNDING THE ENTIRE SITE PERIMETER. PORTIONS OF THE FLOOD WALL SHALL BE DEMOUNTABLE.

THE PERIMETER FLOOD WALL WILL BE PERMITTED SEPARATELY (CASE NO. PLN2019-0041 AND BLD07143) REQUIRED DEMOLITION AND INSTALLATION OF THAT SYSTEM SHALL BE UNDER SEPARATE CONTRACT.

THE SITE IS LOCATED WITHIN THE CONFINES OF AN OPERATING FACILITY. WORK BEING COMPLETED BY SEPARATE ENTITIES, UNDER SEPARATE CONTRACTS WILL REQUIRE COORDINATION, BETWEEN ENTITIES, TO FACILITATE WORK ON CONSTRAINED SITE AND PRECLUDE INTERRUPTIONS TO ONGOING OPERATIONS AND/OR CONSTRUCTION.

IF WORK IS COMPLETED ON THE PERIMETER FLOOD WALL, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT FINISHED WORK FROM DAMAGE DURING CONSTRUCTION OPERATIONS AND, AS APPROPRIATE, PREPARE THE FINISHED WORK FOR INTEGRATION OF THE WORK AS DIRECTED, OR SHOWN ON THE CONSTRUCTION DOCUMENTS.

PROJECT ADDRESS

UCSB CAMPUS
PARKING LOT 32
SANTA BARBARA, CALIFORNIA 93106

SCOPE OF WORK

PROJECT DESCRIPTION:
EXISTING GARAGE AND OPERATIONS STAFF STRUCTURES, ALONG SOUTH PROPERTY LINE, TO BE DEMOLISHED.
NEW 3,298 SQUARE FOOT TO ENCOMPASS ADMINISTRATIVE OFFICES, PUBLIC LOBBY AND COUNTER, BOARD ROOM, ADMINISTRATION OFFICES, ANCILLARY SUPPORT SPACES AND RESTROOMS.
NEW 1,520 SQUARE FOOT ENTRY COURTYARD WITH LANDSCAPING, ALONG SOUTH EDGE

ZONING

CITY OF SANTA BARBARA:
AIRPORT FACILITIES (A-F) ZONE
PARCEL NUMBER: 073-450-003
LAND USE: GOLETA SLOUGH NATURAL RESERVE

SPECIAL FLOOD HAZARD AREA

BASE FLOOD ELEVATION (BFE): 13.7' NAVD 1988 DATUM
DESIGN FLOOD ELEVATION (DFE): 14.7' NAVD 1988 DATUM

CONTACTS

PROPERTY: CITY OF SANTA BARBARA (AIRPORT)
OWNER: GOLETA WEST SANITARY DISTRICT
P.O. BOX 4
GOLETA, CA 93116
contact: MARK NATION
p:(805)968.2617

ARCHITECT: EGA
9733 W. SUNNYSLOPE LANE
PEORIA, ARIZONA 85345
contact: ED GALINDO
(480)751.8787

LOT COVERAGE DATA *

STATISTICS FOR ADMINISTRATION BUILDING PLANS					
LOT COVERAGE DATA		EXISTING SF	%	PROPOSED SF	%
BUILDING FOOTPRINTS					
EXISTING ADMINISTRATION & PUMP STATION NO. 1		2,376 SF	5%	2,376 SF	5%
EXISTING EQUIPMENT GARAGE EXPANSION (SEPARATE PERMIT)		2,400 SF	5%	2,400 SF	5%
		-	0%	900 SF	2%
IOT AREA OPERATIONS BUILDING* RENOVATION AND EXPANSION (SEPARATE PERMIT)		2,134 SF	5%	2,134 SF	5%
		-	0%	536 SF	1%
GARAGE/ SHOPS		1,333 SF	3%	-	0%
NEW ADMINISTRATION BUILDING		-	0%	3,298 SF	7%
IMPERMEABLE SURFACES / PAVING					
		25,202 SF	54%	19,932 SF	43%
PERMEABLE SURFACES / PERMEABLE PAVING					
		13,198 SF	28%	15,087 SF	32%
TOTAL LOT AREA**		46,663 SF	100%	46,663 SF	100%

* EXISTING SQUARE FOOTAGE INCLUDES EXPANSION OF EQUIPMENT GARAGE AND RENOVATION/ EXPANSION OF (PUMP STATION #2) OPERATIONS BUILDING APPROVED PER MST2013-00379

** LOT AREA DEFINED BY EXISTING FENCELINE.

PARKING CALCULATIONS

OFFICE USES @ 1/250 SF	PROPOSED SF	PARKING REQUIRED
NEW ADMINISTRATION BUILDING	3,298 SF	
SUBTOTAL	3,298 SF	13

INDUSTRIAL USES @ 1/500 SF

FORMER ADMINISTRATION/ PUMP STATION #1 BUILDING		
PUMP STATION #1	656 SF	
ELECTRICAL ROOM	188 SF	
STORAGE (FUTURE GARAGE)*	1,532 SF	
OPERATIONS BUILDING		
GENERATOR ROOM	411 SF	
STAFF AREA	1,498 SF	
SUBTOTAL	4,285 SF	9

TOTAL PARKING REQUIRED**	22	
TOTAL PARKING PROPOSED	22	5 COVERED 17 UNCOVERED

* APPROXIMATELY 1,344 SF OF FORMER ADMINISTRATION BUILDING WILL BE CONVERTED TO GARAGE/ PARKING SPACES UNDER SEPARATE PERMIT FOLLOWING COMPLETION OF NEW ADMINISTRATION BUILDING.

INCLUDES REDUCTION TO 90% OF REQUIRED PARKING FOR INDUSTRIAL AND OFFICE COMPLEXES CONTAINING 10,000-30,000 SQUARE FEET OF NET FLOOR AREA, PER SANTA BARBARA MUNICIPAL CODE §28.90.100.D.

* LOT DEFINED BY EXISTING FENCE LINE.



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NOT FOR
CONSTRUCTION

DEMOLITION PLAN AND
SITE PLAN ANALYSIS

1" = 20'-0"
SCALE 40903
PROJECT NUMBER
DRAWING NUMBER
SA-D100

GWSD SITE

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DRAWING

ENLARGED SITE PLANS
AND DETAILS

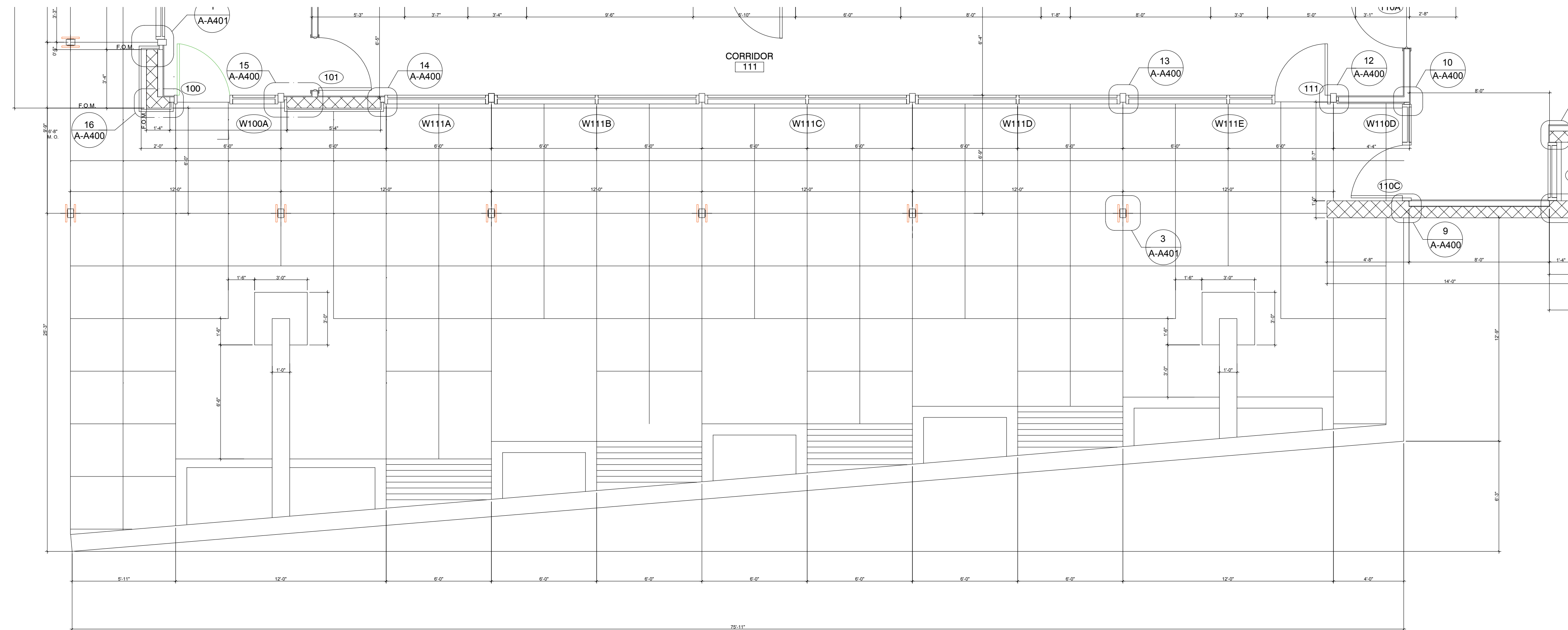
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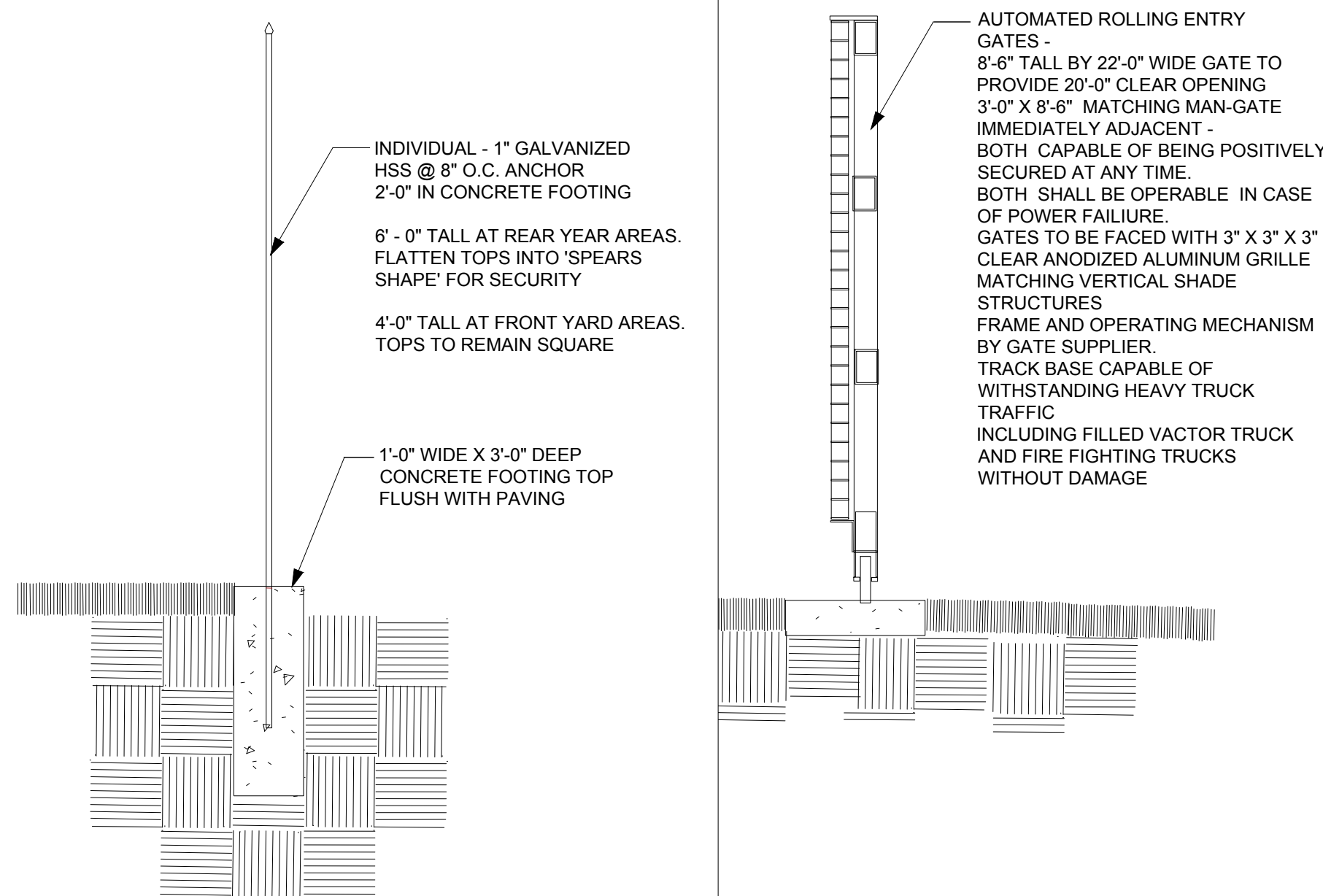
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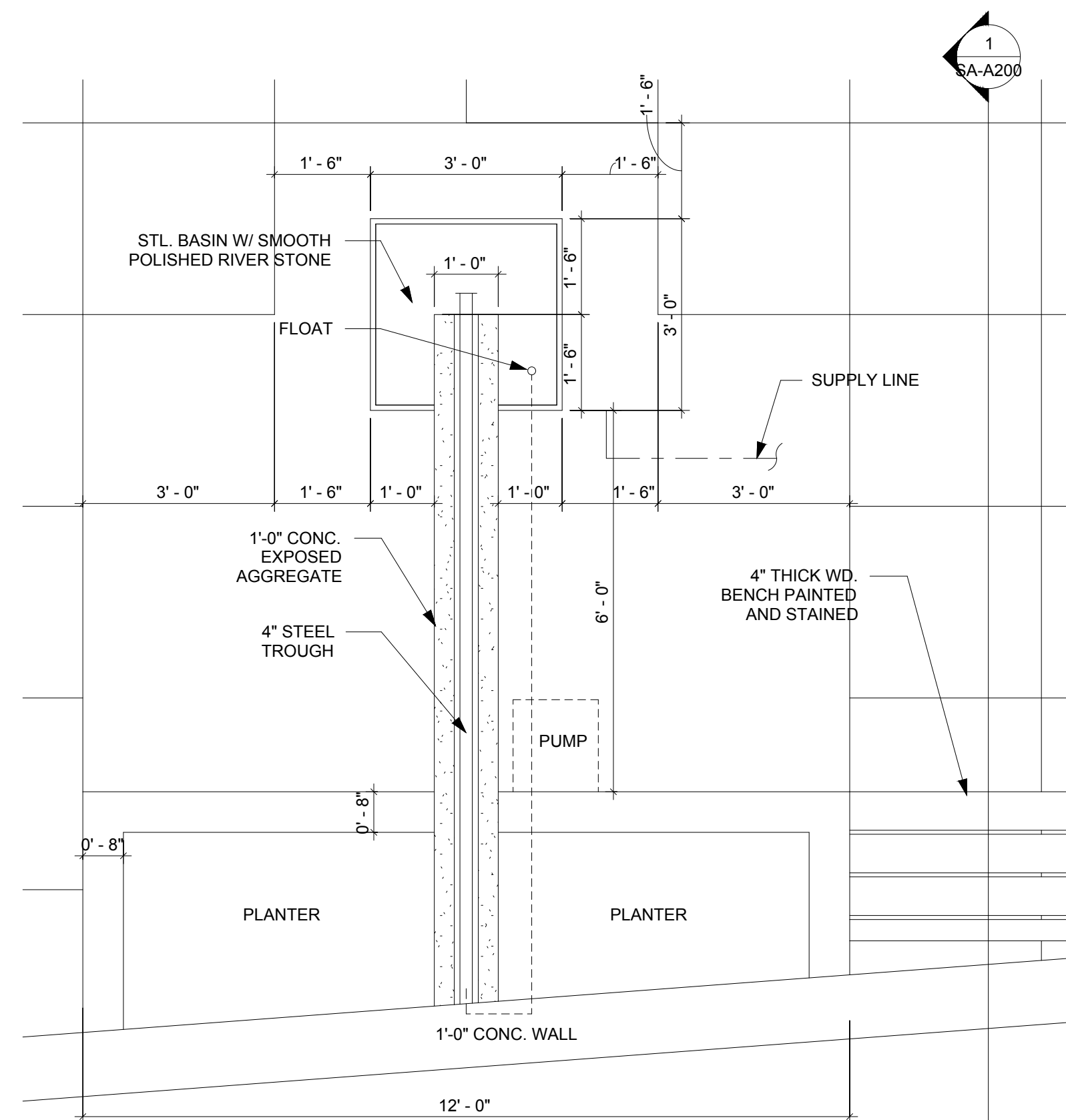


3 COURTYARD-FLOOR PLAN
1/4" = 1'-0"

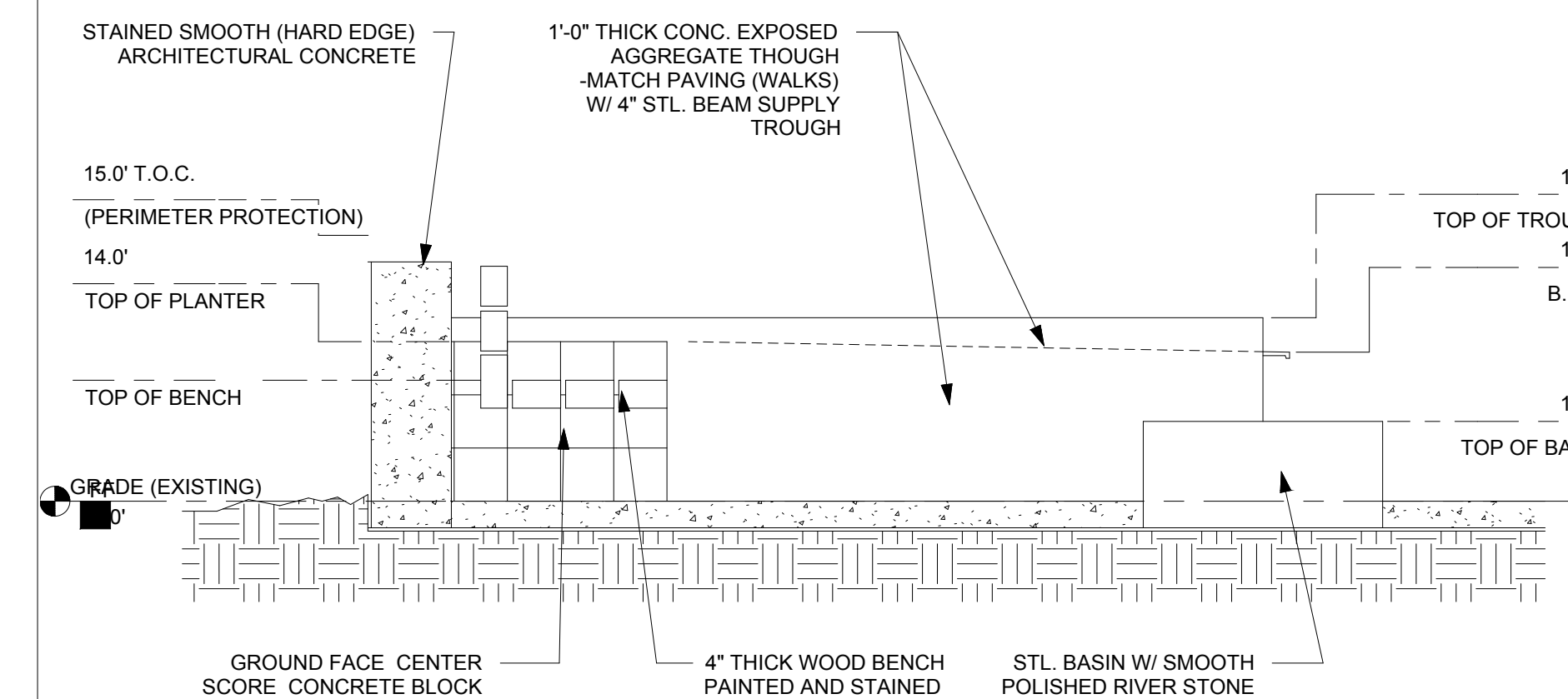


5 VIEW FENCE - SECTION
1 1/2" = 1'-0"

4 GATE - SECTION
1 1/2" = 1'-0"



2 WATER FEATURE-PLAN
1/2" = 1'-0"



1 WATER FEATURE-SECTION
1/2" = 1'-0"

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FLOOR PLAN

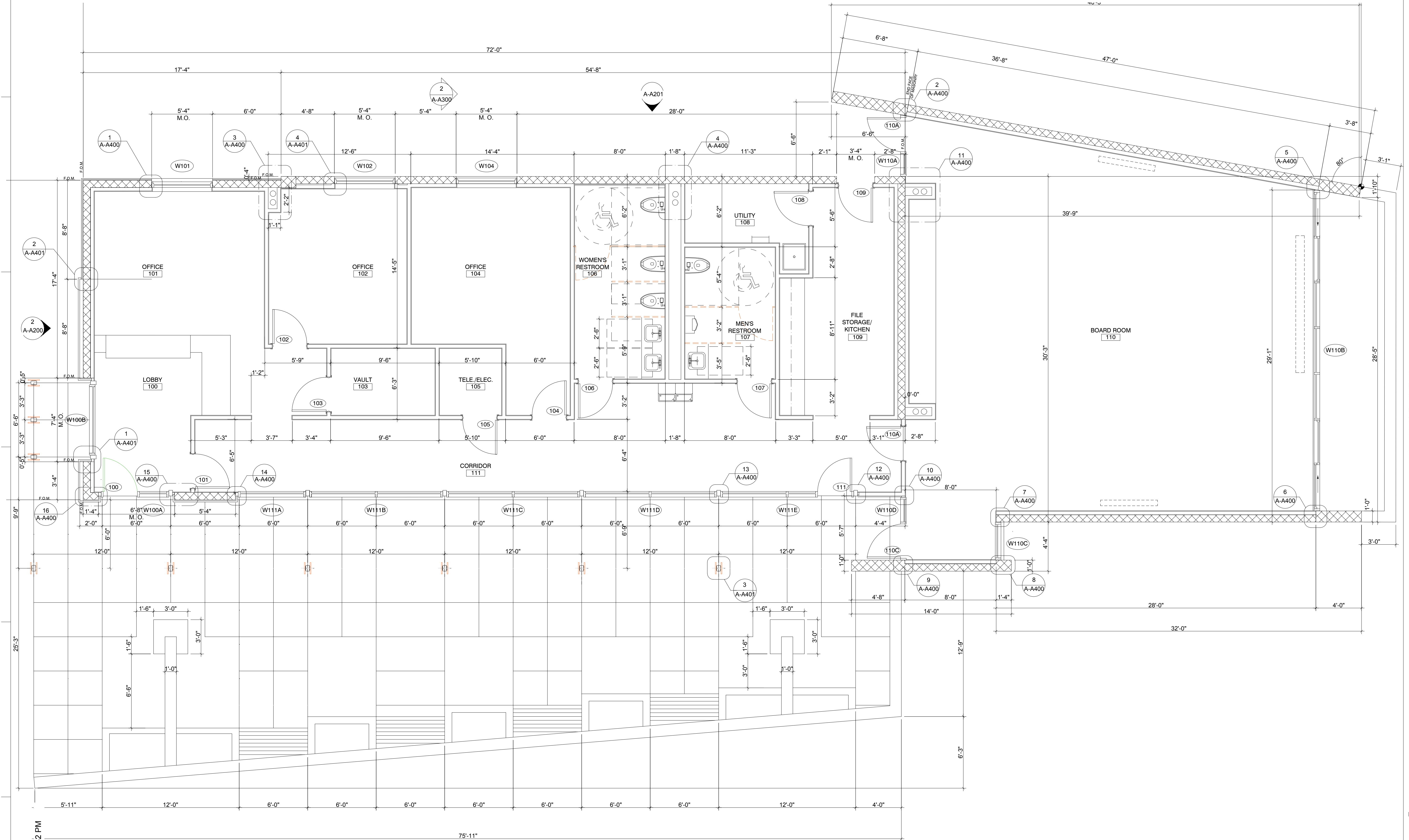
1/4" = 1'-0"

SCALE

PROJECT NUMBER

A-A100

DRAWING NUMBER



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1 FIRST LEVEL - FLOOR PLAN
1/4" = 1'-0"

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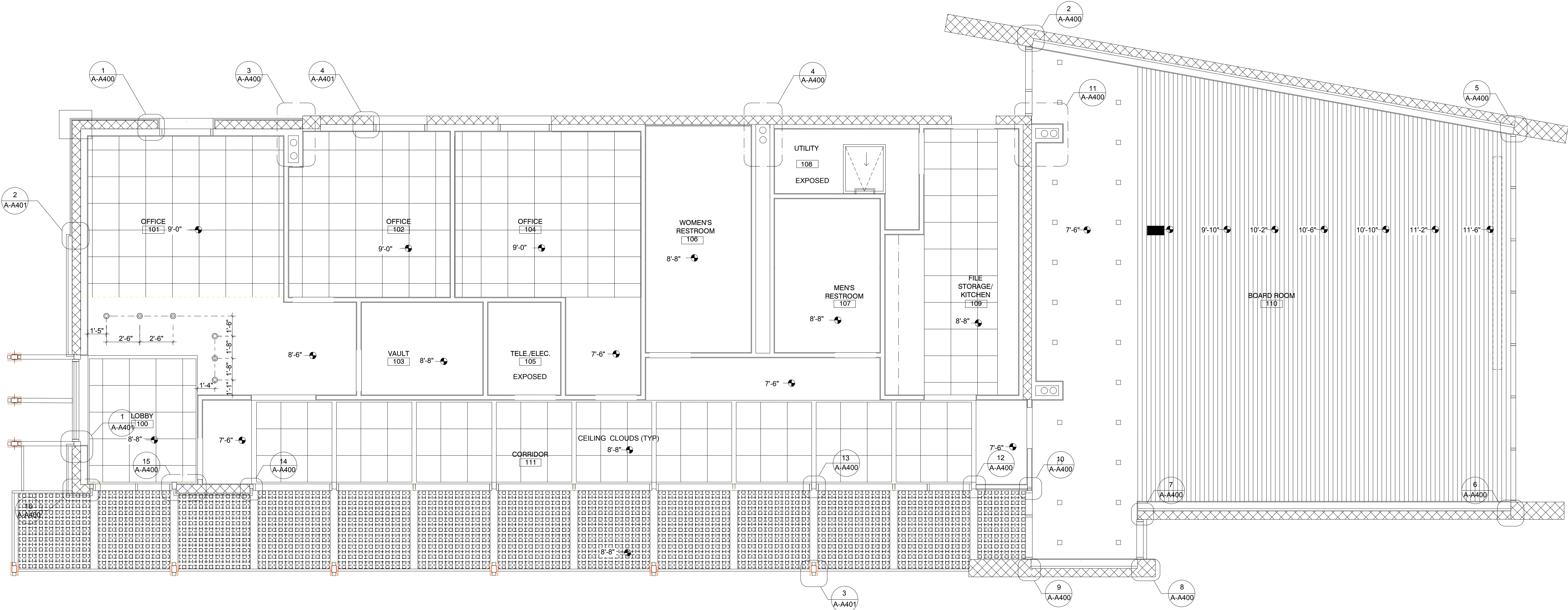


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1 FIRST LEVEL - R.C.P.
1/4" = 1'-0"

GENERAL NOTES:

1. GENERAL NOTES

CEILING LEGEND

NEW
GRAPHIC DESCRIPTION

DRAWING

REFLECTED CEILING
PLAN

1/4" = 1'-0"

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GENERAL NOTES:

1. GENERAL NOTES

DRAWING

ROOF PLAN

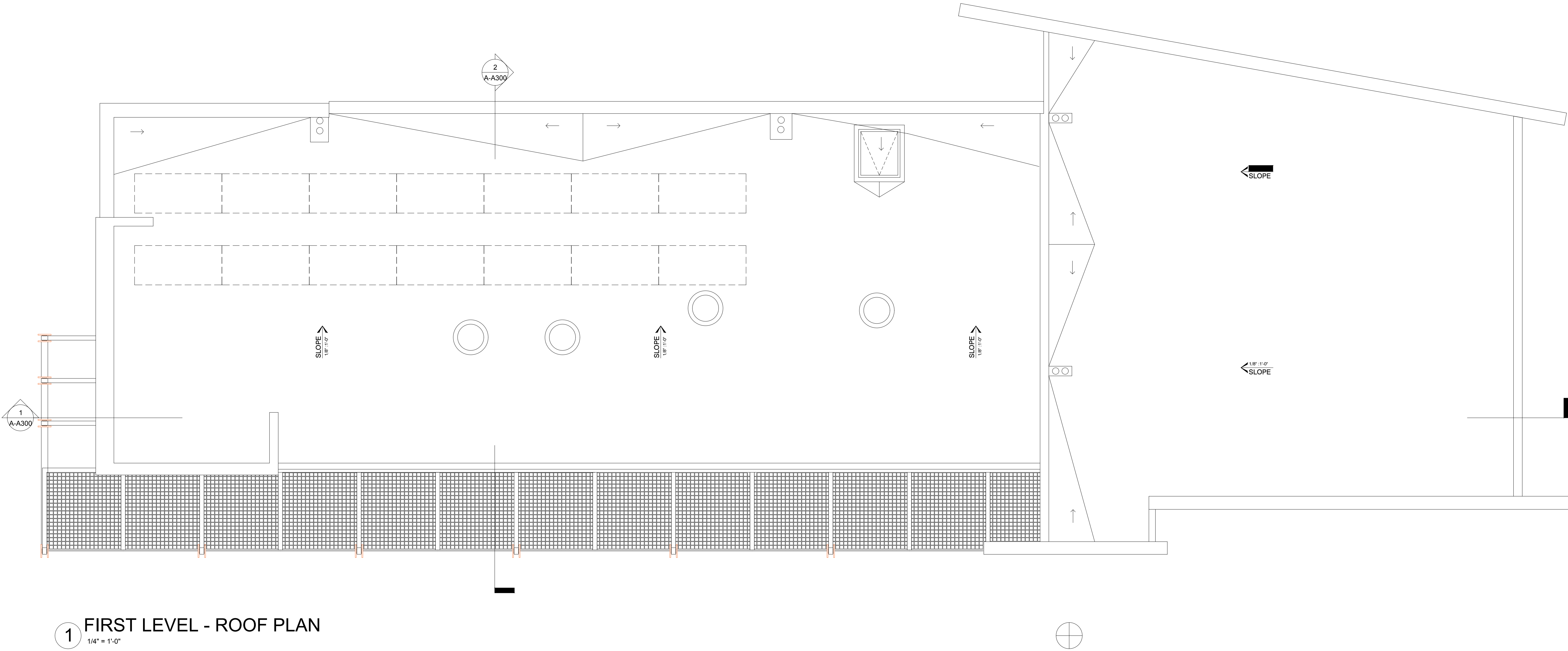
1/4" = 1'-0"

SCALE

PROJECT NUMBER

A-A102

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1 FIRST LEVEL - ROOF PLAN
1/4" = 1'-0"

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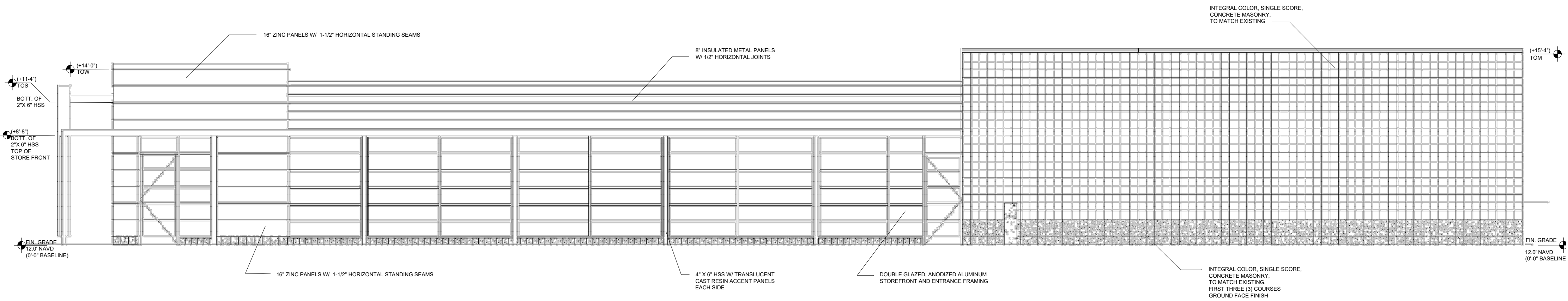
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SCALE
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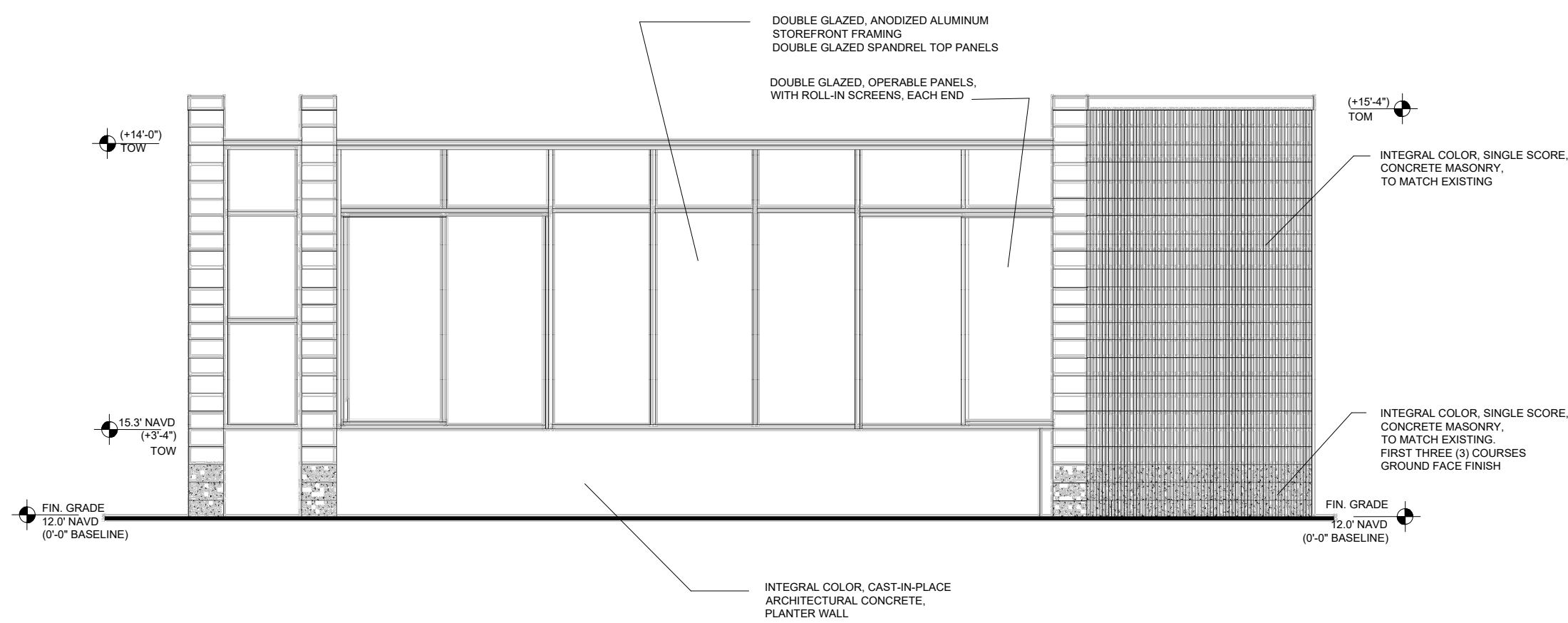
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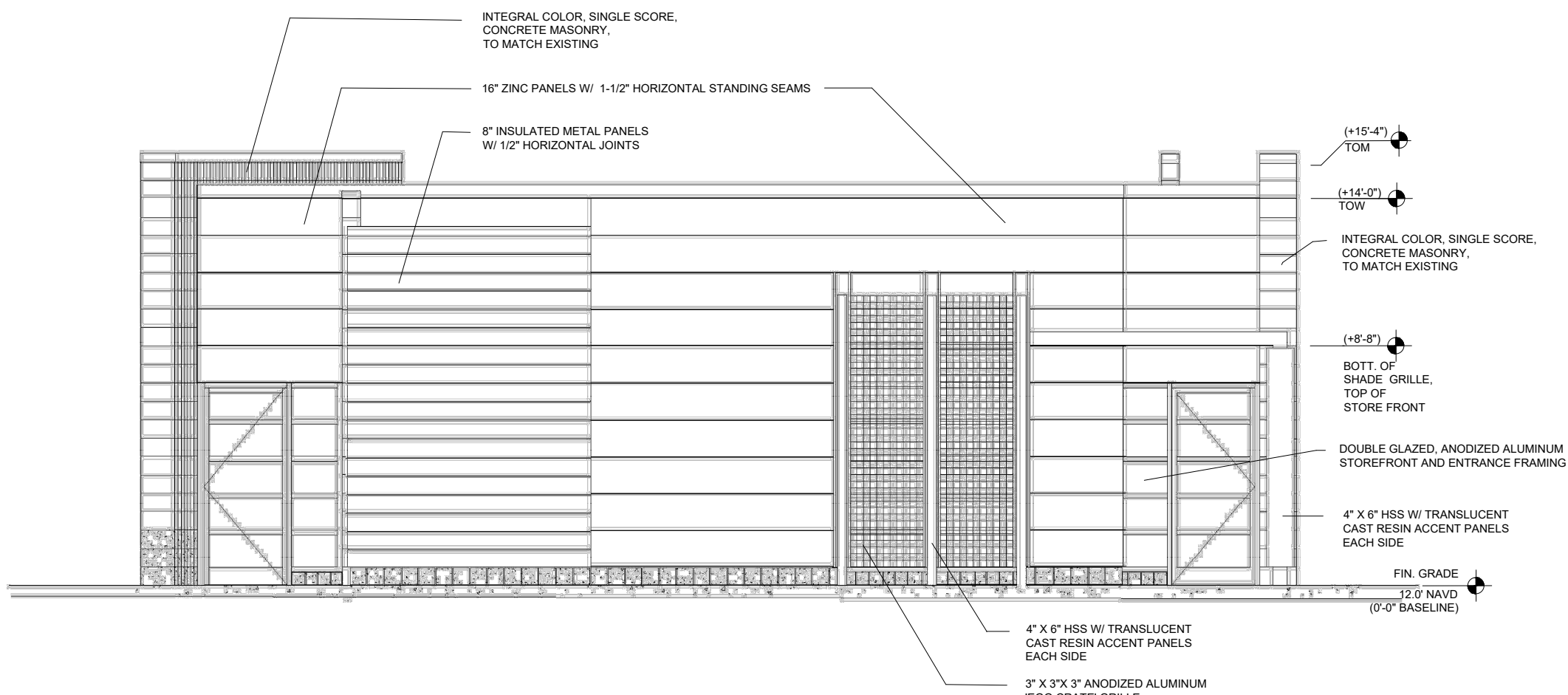
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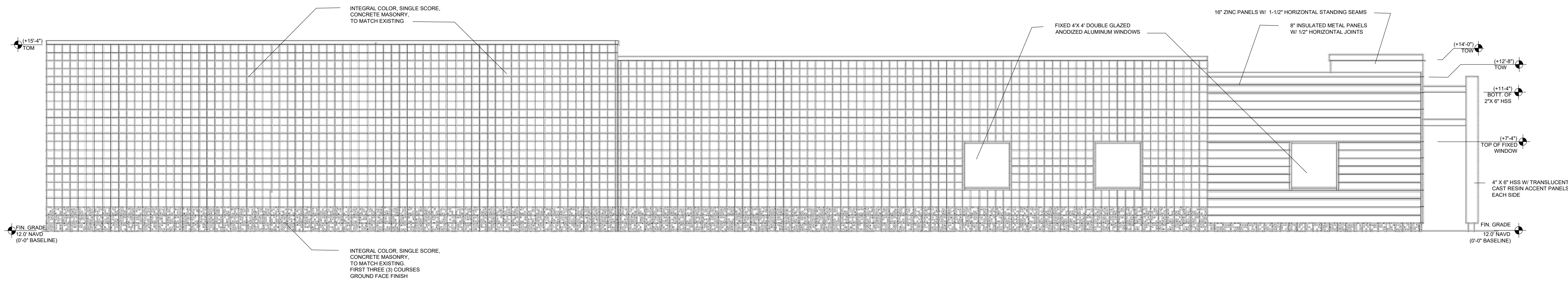
1 SOUTH ELEVATION



2 EAST ELEVATION



2 WEST ELEVATION



2 NORTH ELEVATION

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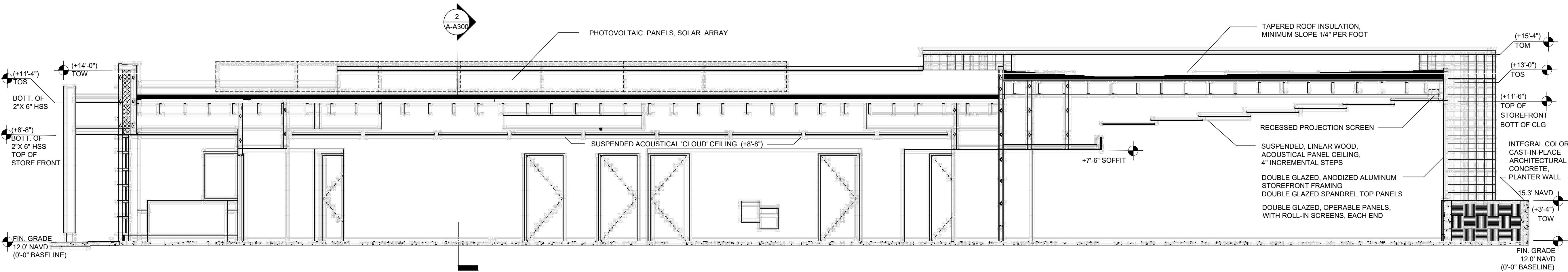
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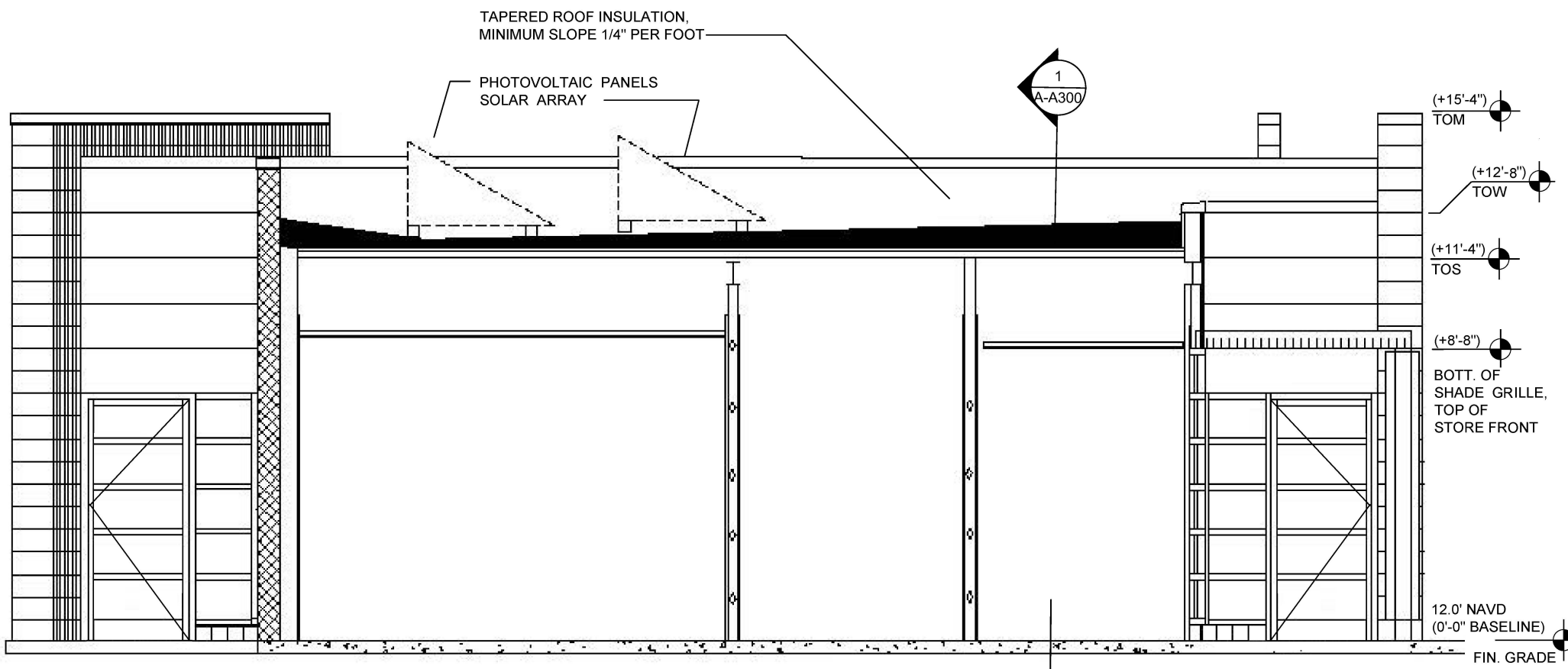
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A-A300



1 Section 1



2 Section 2

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NOT FOR
CONSTRUCTION

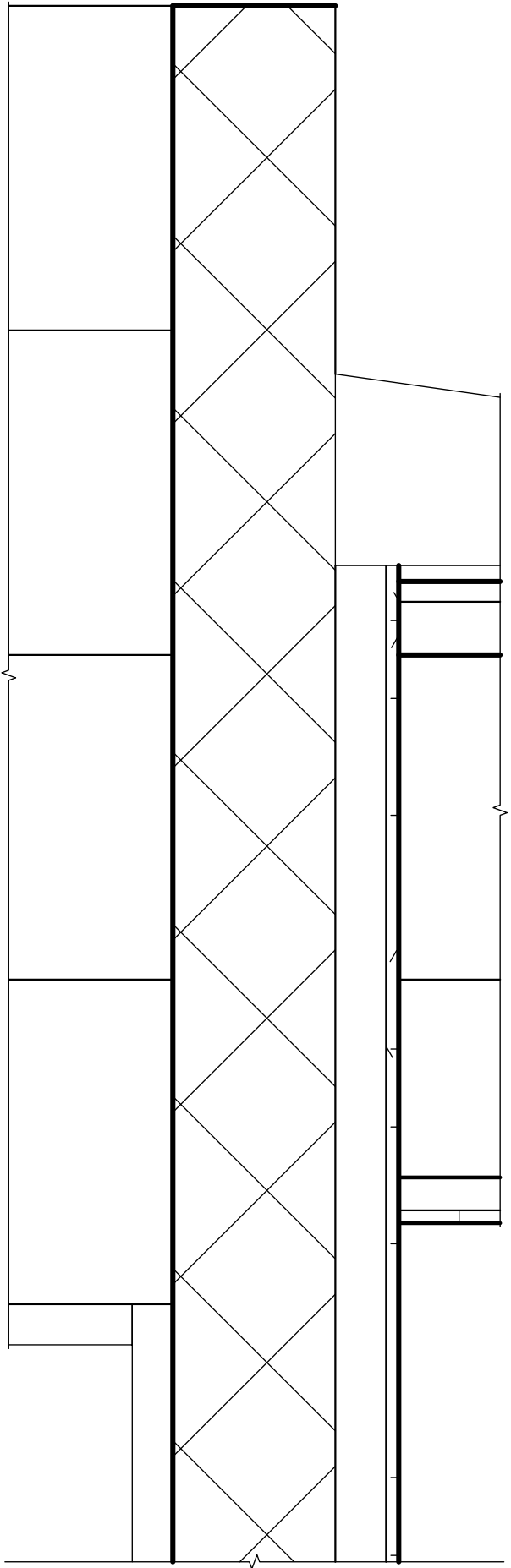
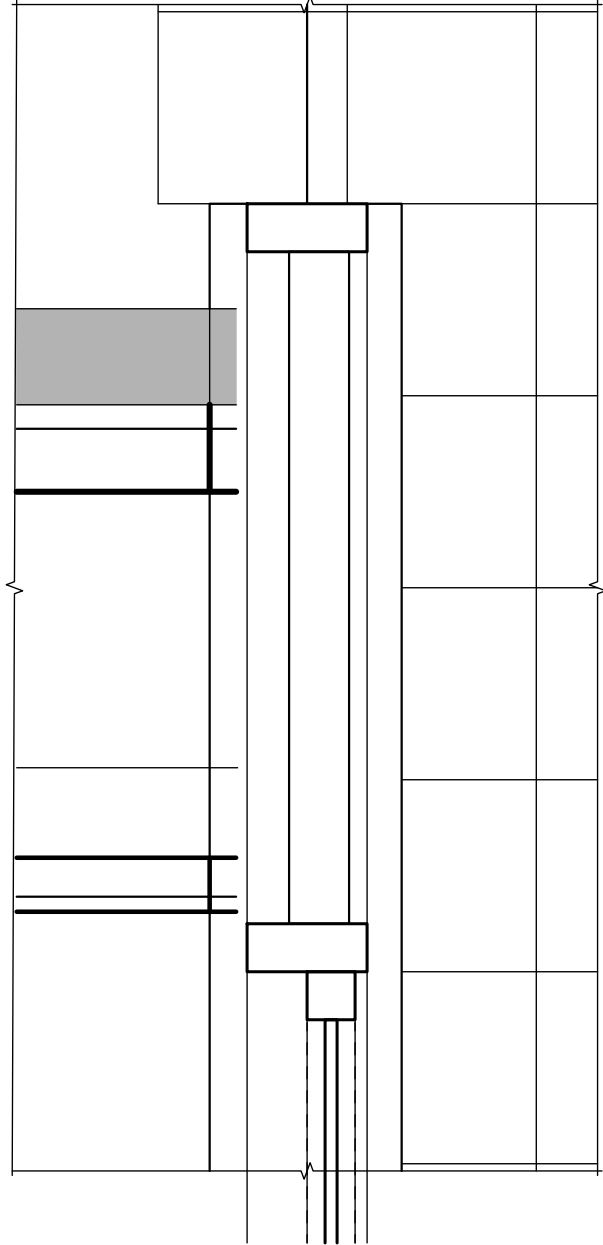
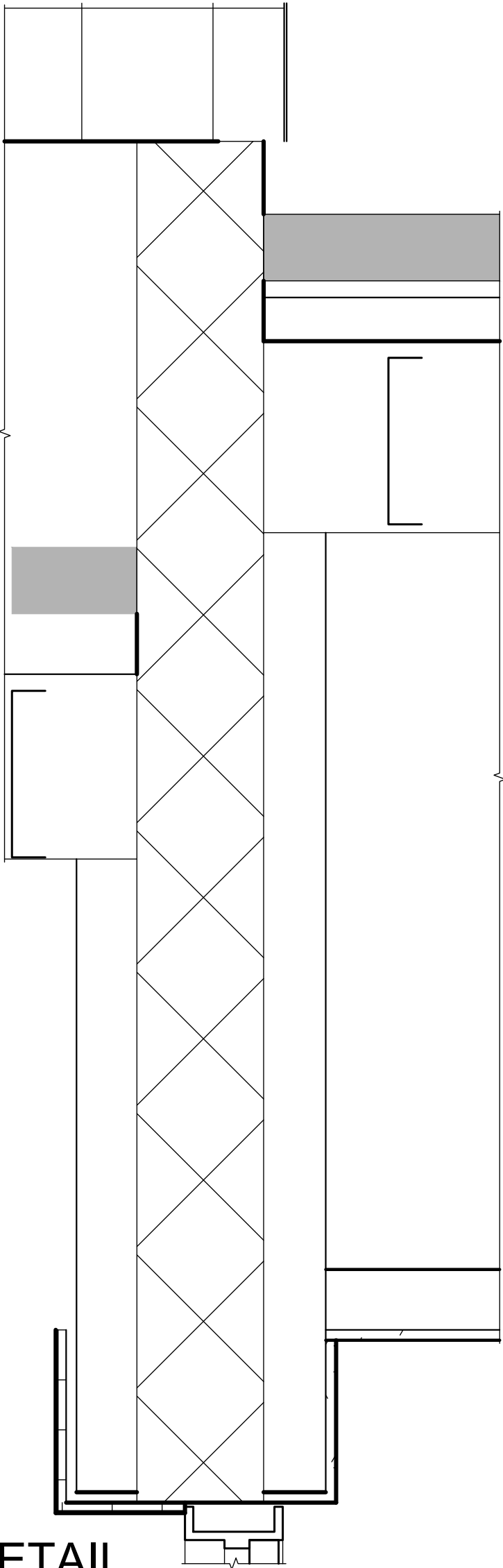
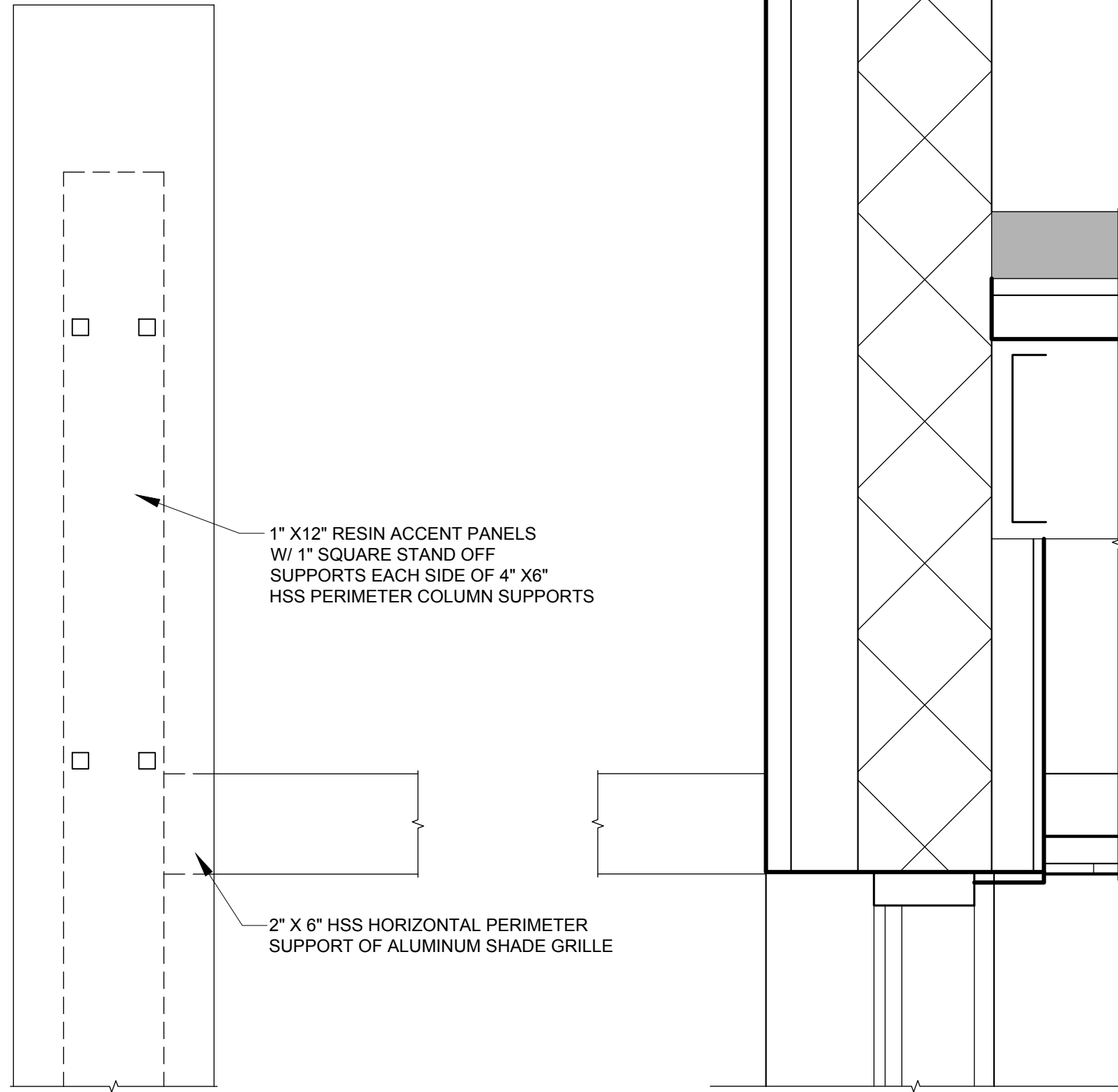
DRAWING
DETAILS - WALLS -
VERTICAL CUTS

SCALE
1 1/2" = 1'-0"

PROJECT NUMBER

A-A301

DRAWING NUMBER



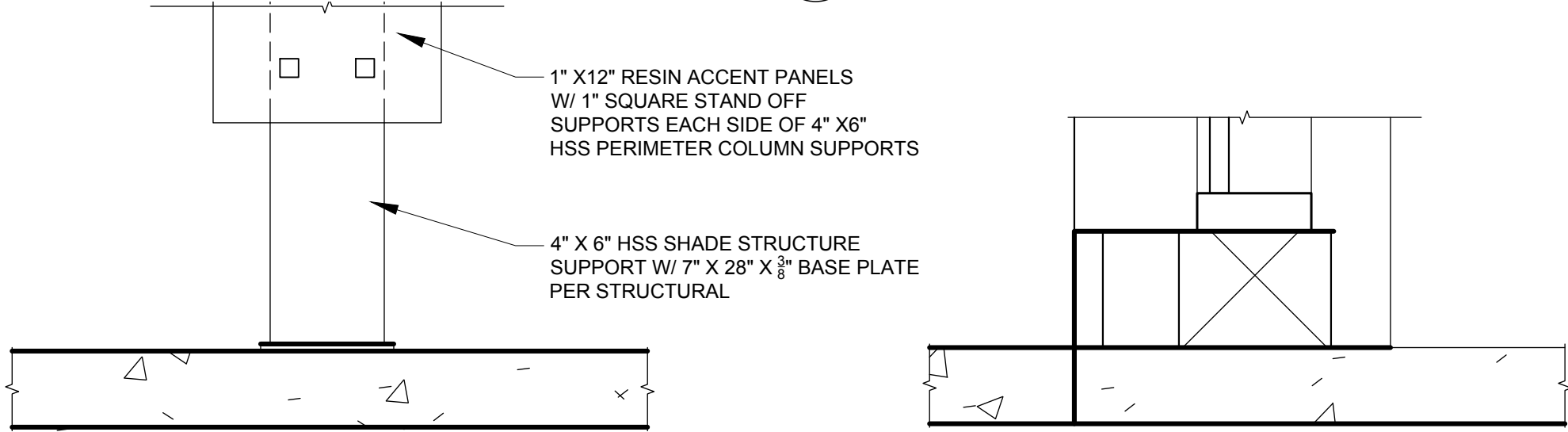
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1 1/2" = 1'-0"

2
1 1/2" = 1'-0"

3
1 1/2" = 1'-0"

4
1 1/2" = 1'-0"

5
1 1/2" = 1'-0"



6
1 1/2" = 1'-0"

7
1 1/2" = 1'-0"

8
1 1/2" = 1'-0"

9
1 1/2" = 1'-0"

10
1 1/2" = 1'-0"

DETAIL
1 1/2" = 1'-0"

DETAIL
1 1/2" = 1'-0"

DETAIL
1 1/2" = 1'-0"

DETAIL
1 1/2" = 1'-0"

DETAIL
1 1/2" = 1'-0"

ISSUED	REV	DATE
DART Submittal		15 May 2015
Site Development Plan 1		23 June 2015
30% Schematic Design		30 Oct. 2015
Pre-App & Architectural Board of Review Submittal		23 Apr. 2016
Architectural Board of Review Submittal		25 Jan. 2017
Architectural Board of Review Submittal		03 July 2017

NOT FOR
CONSTRUCTION

DRAWING

DETAILS - WALLS -
VERTICAL CUTS

1 1/2" = 1'-0"

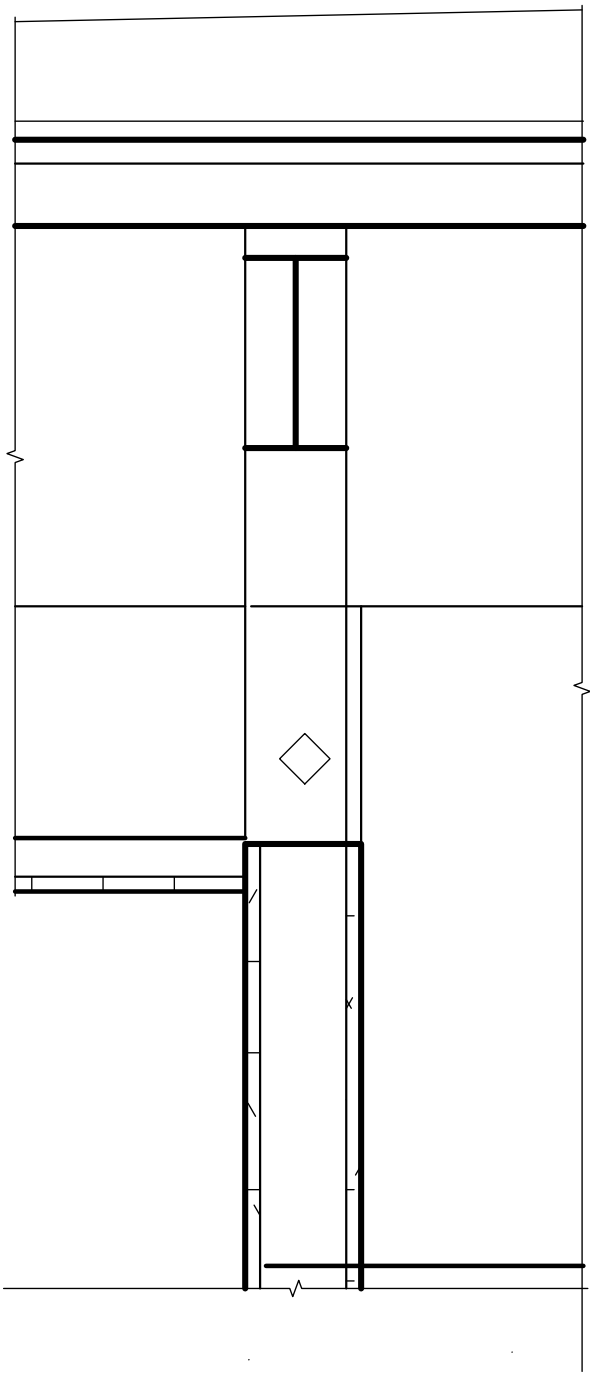
SCALE

PROJECT NUMBER

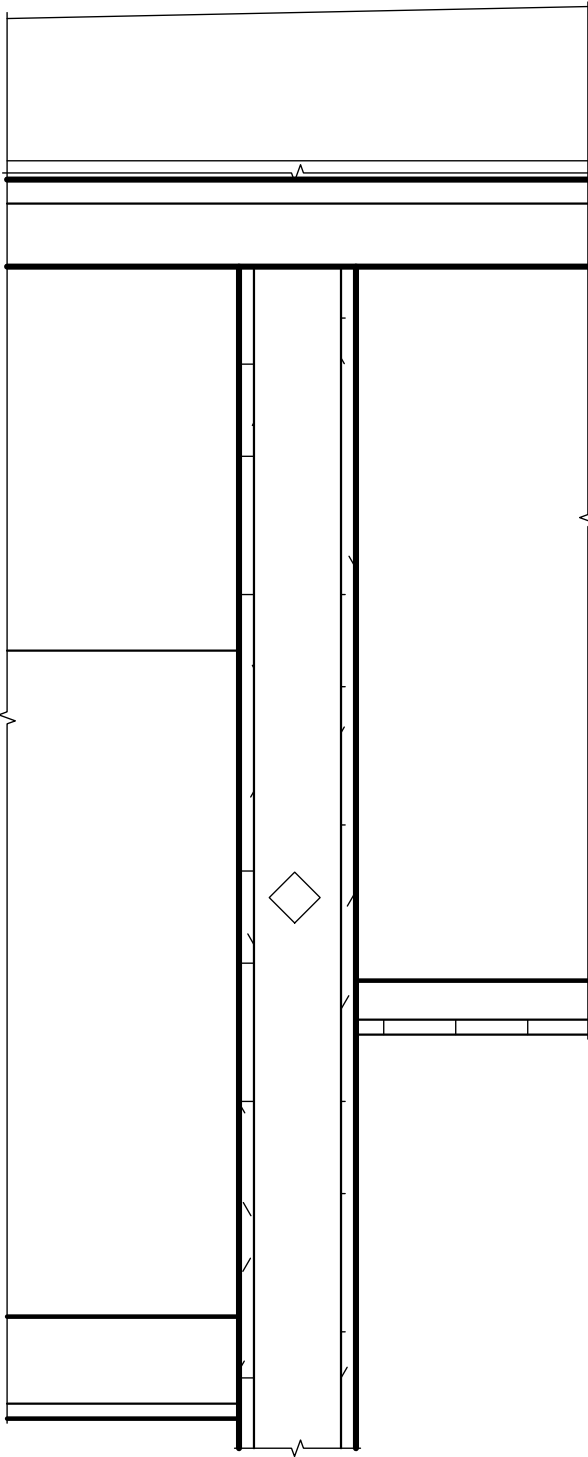
A-A302

DRAWING NUMBER

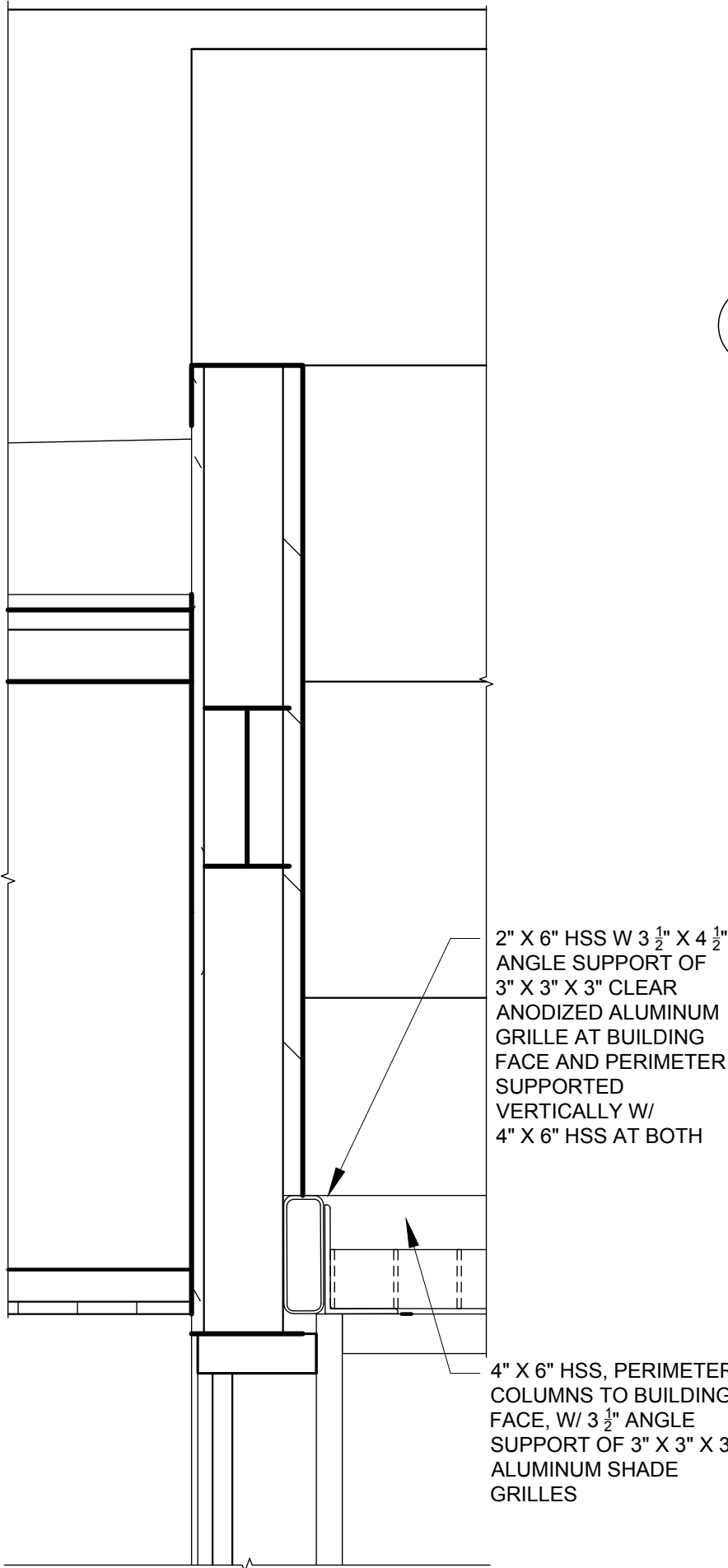
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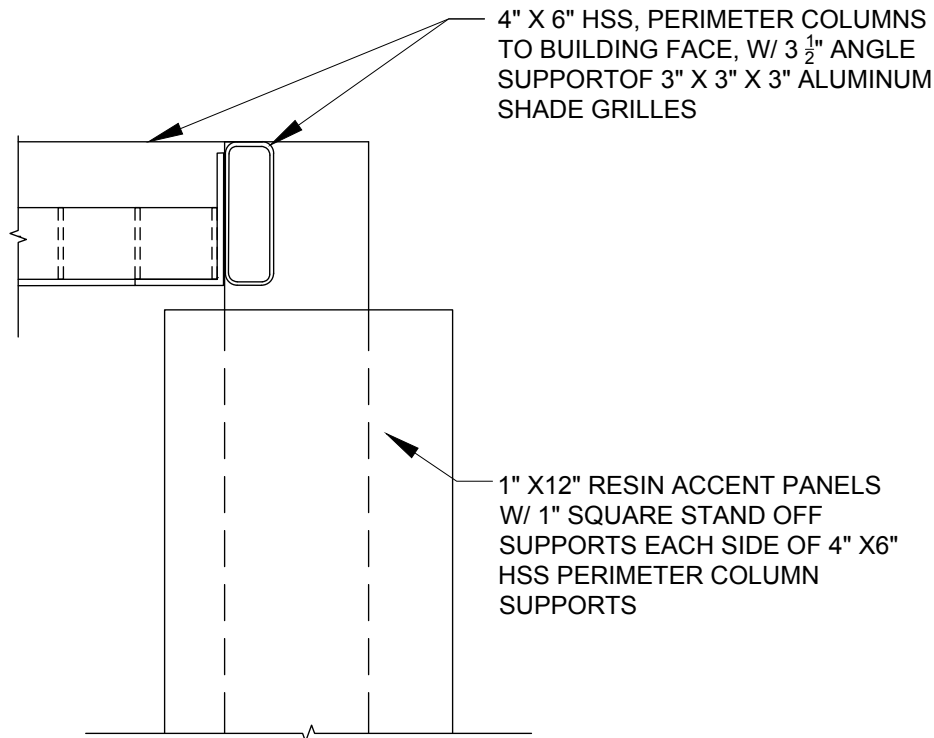
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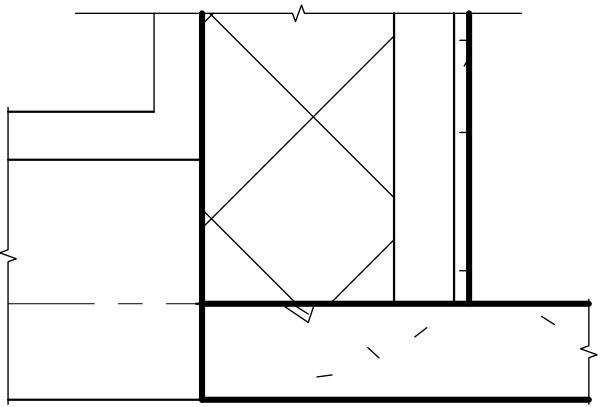
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1 1/2" = 1'-0"



4
1 1/2" = 1'-0"



5
1 1/2" = 1'-0"



6
1 1/2" = 1'-0"



7
1 1/2" = 1'-0"



8
1 1/2" = 1'-0"



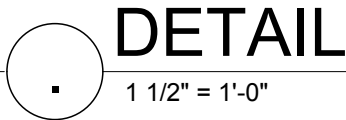
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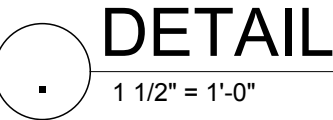
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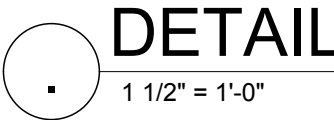
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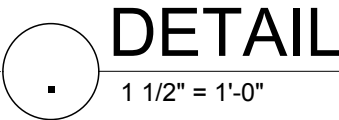
DETAIL
1 1/2" = 1'-0"



DETAIL
1 1/2" = 1'-0"



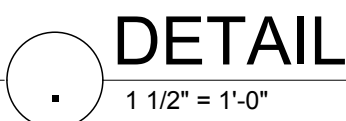
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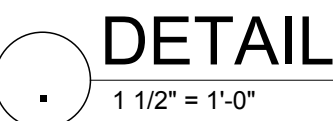
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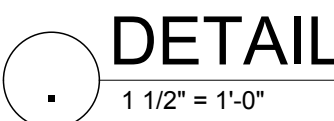
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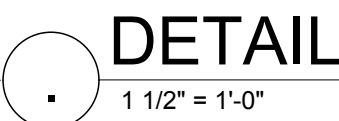
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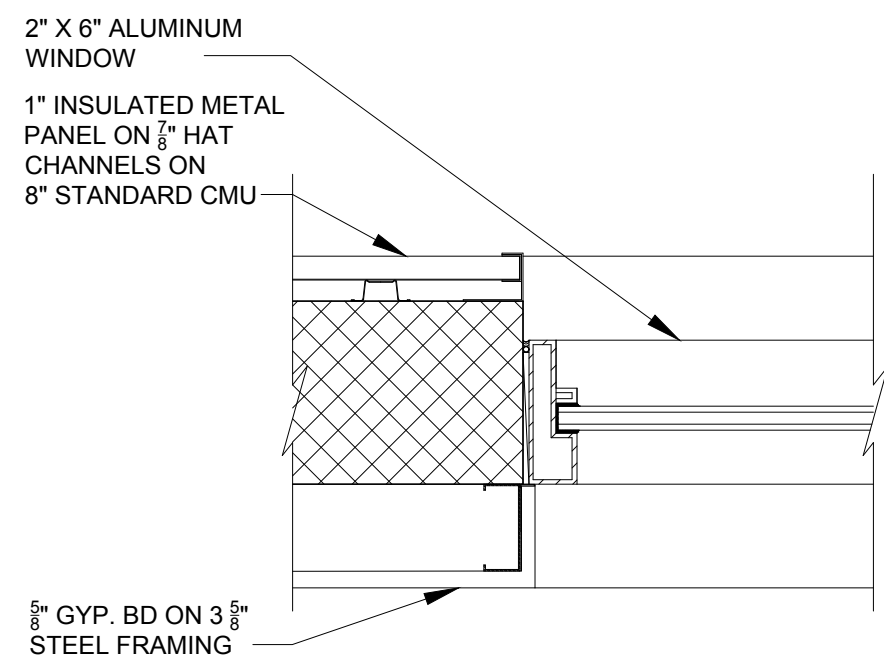


DETAIL
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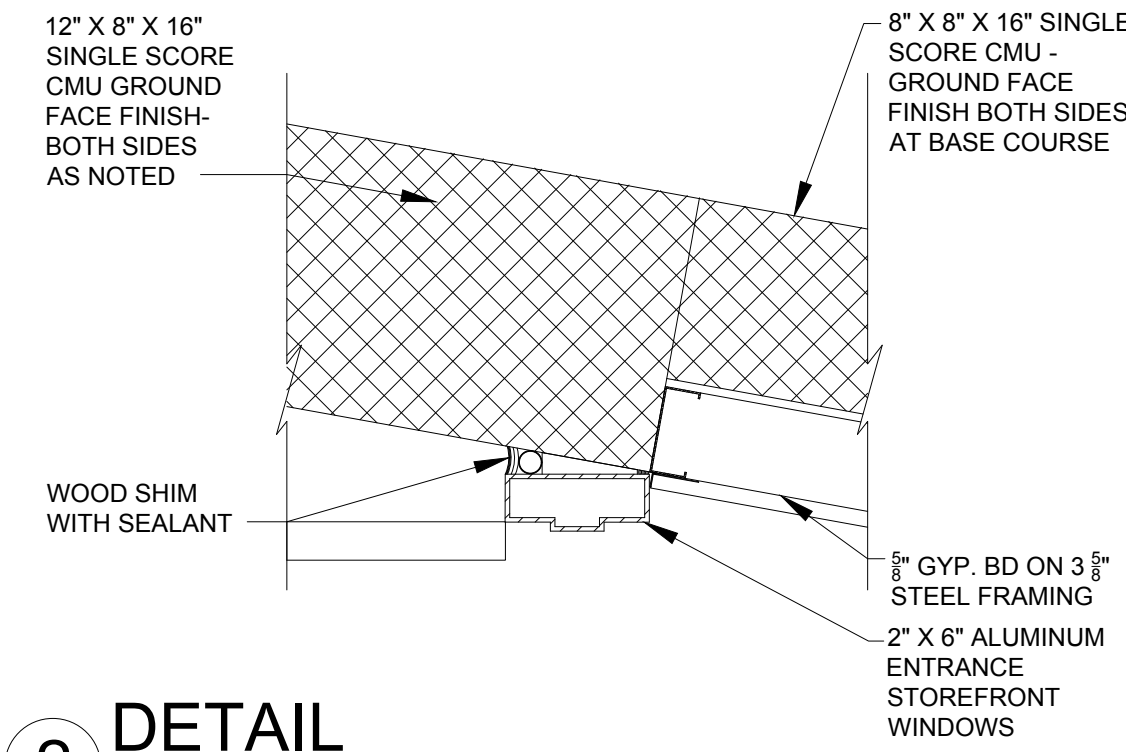


DETAIL
1 1/2" = 1'-0"

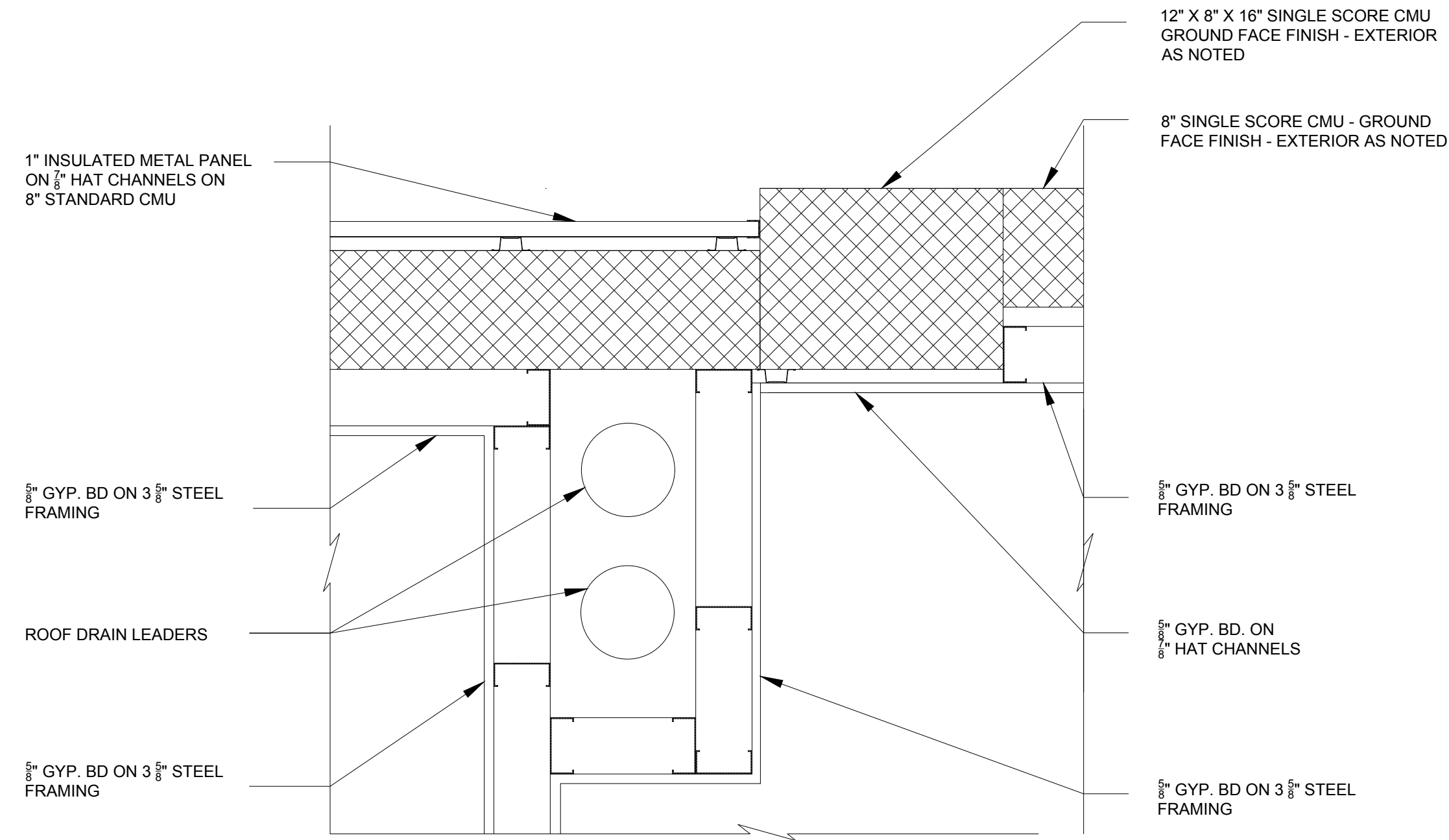




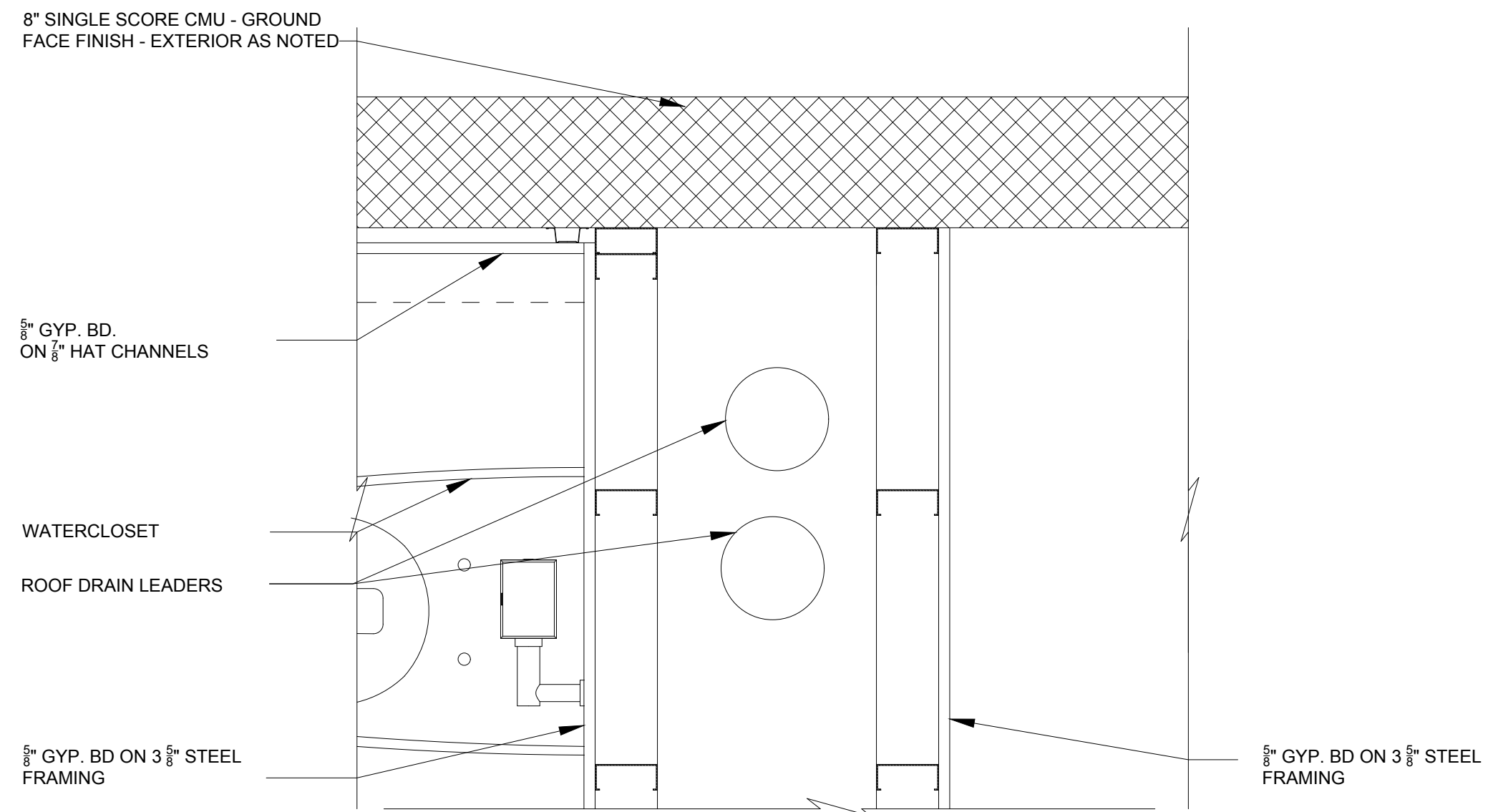
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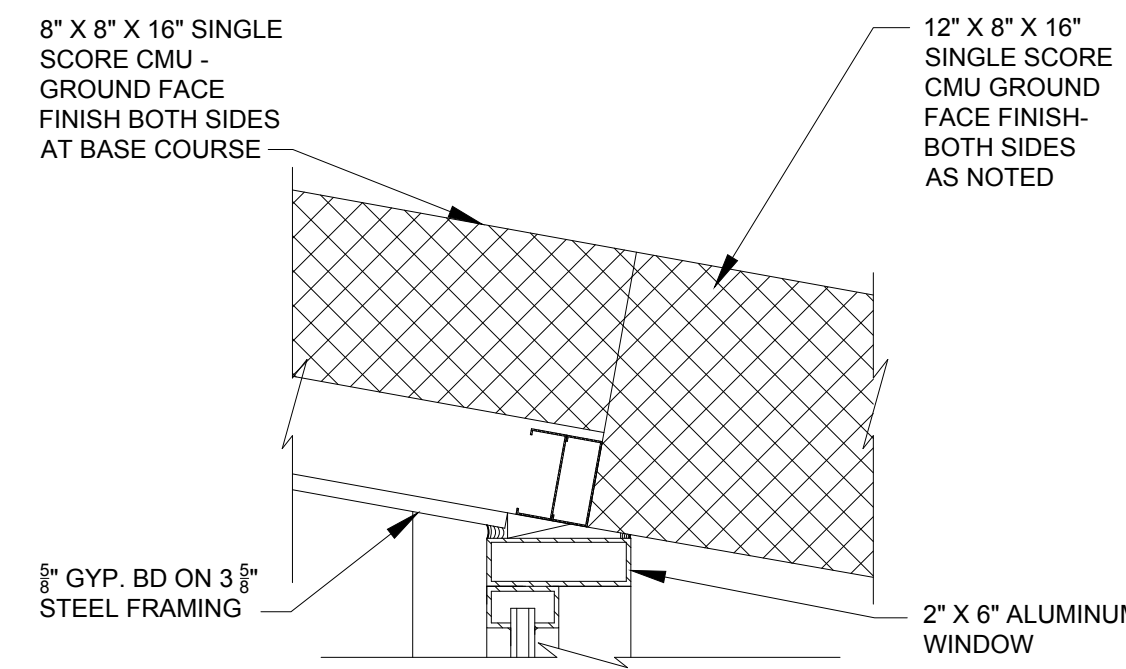
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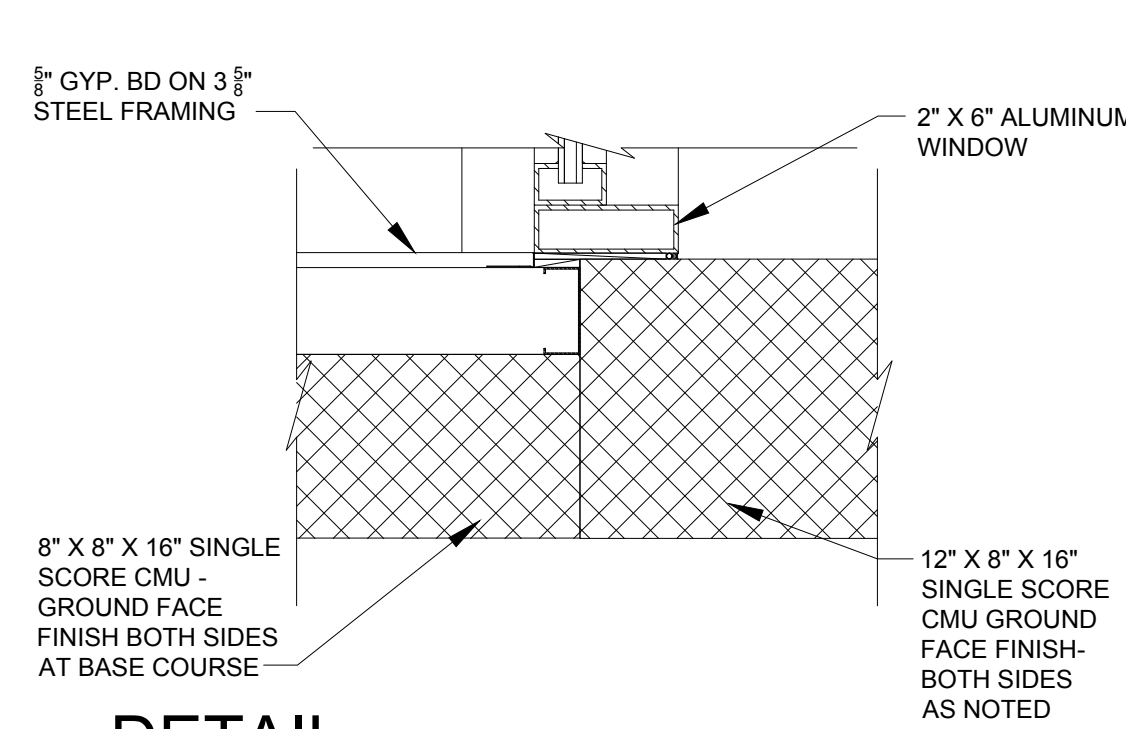
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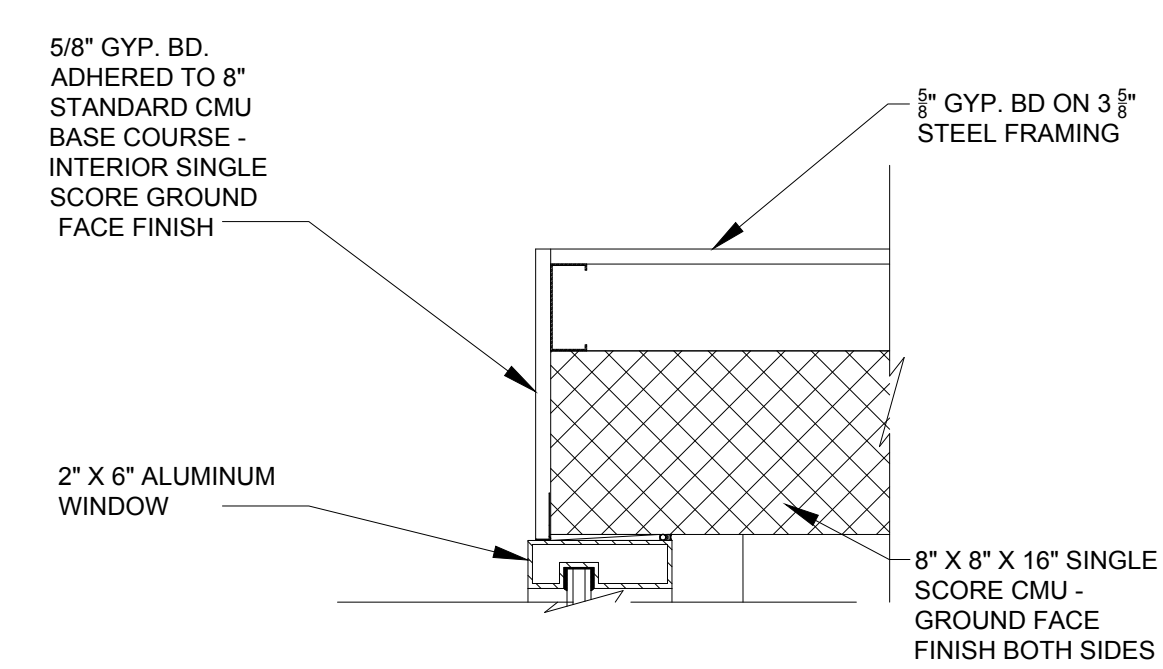
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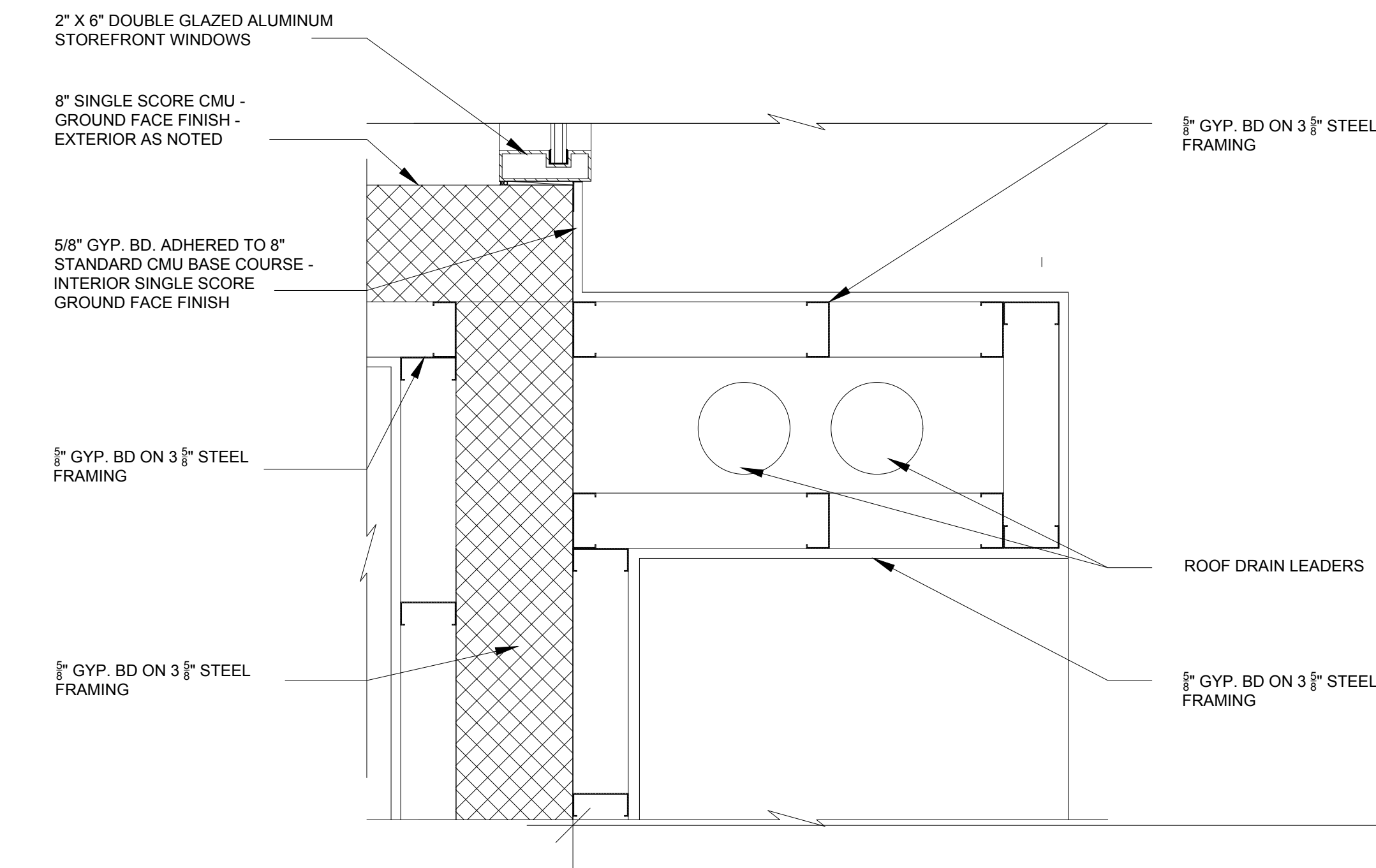
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1 1/2" = 1'-0"



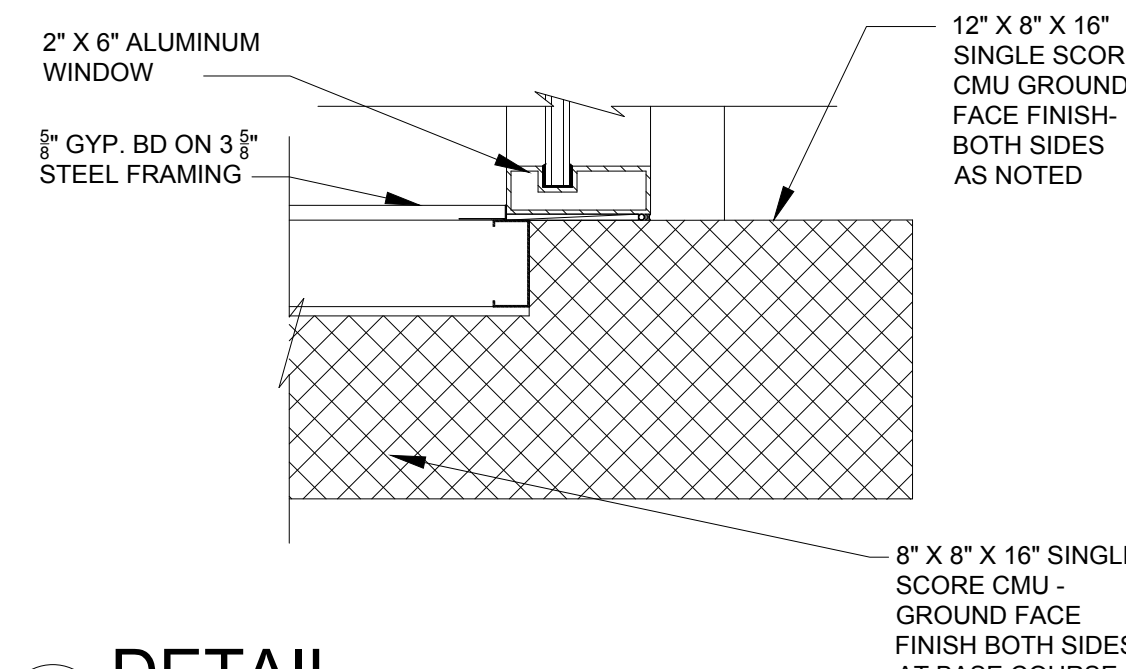
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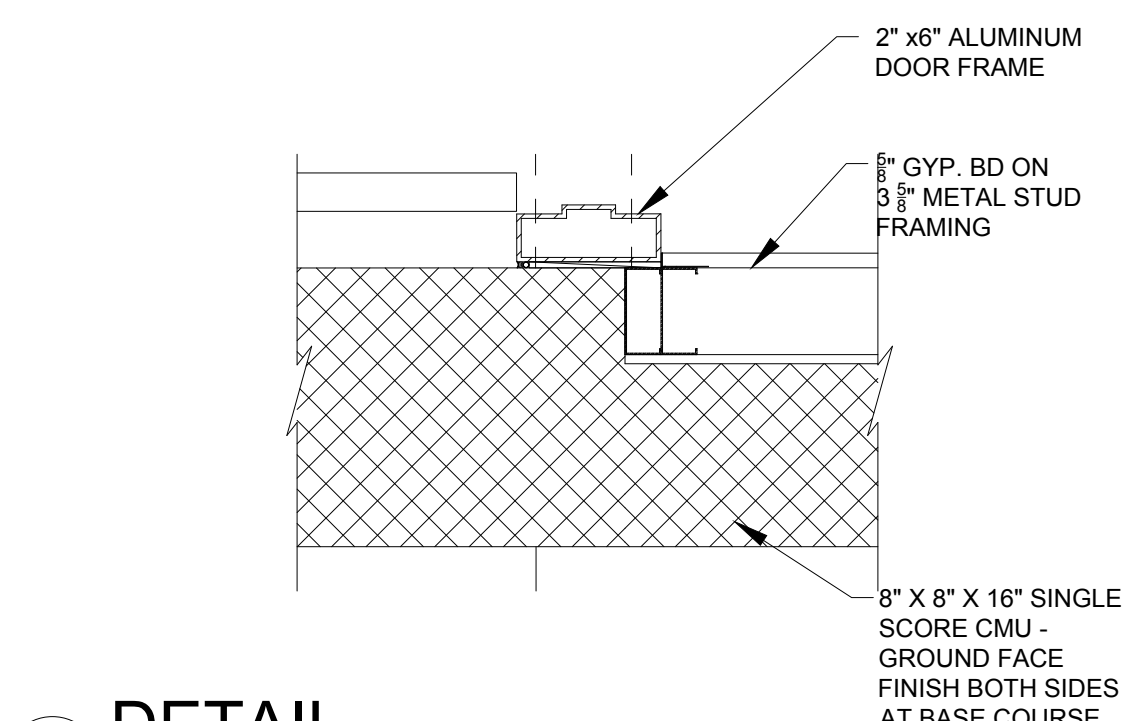
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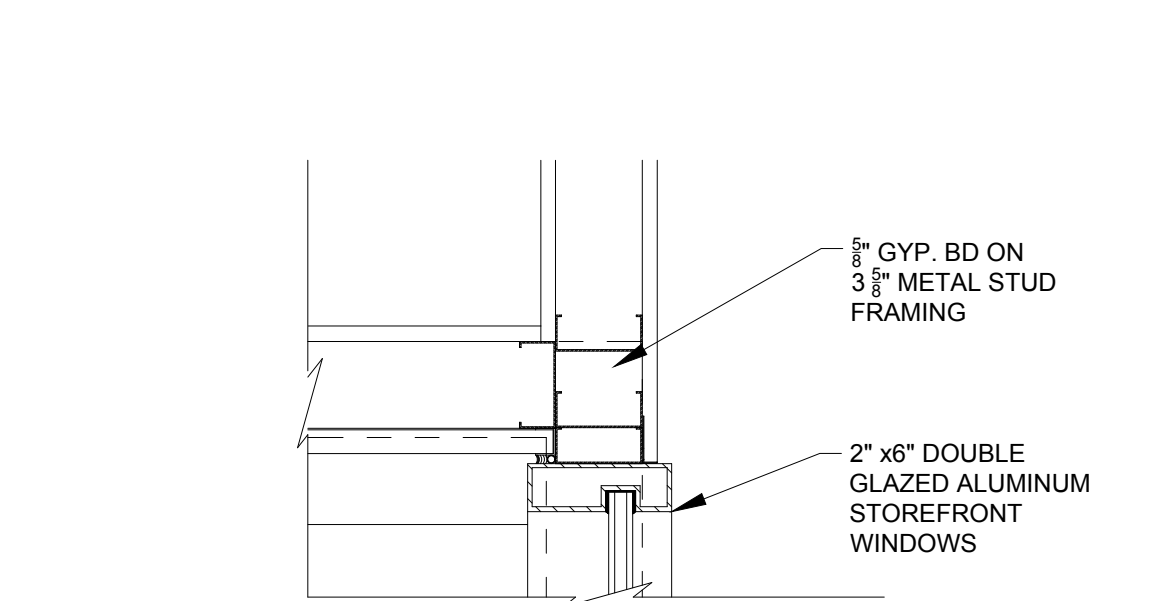
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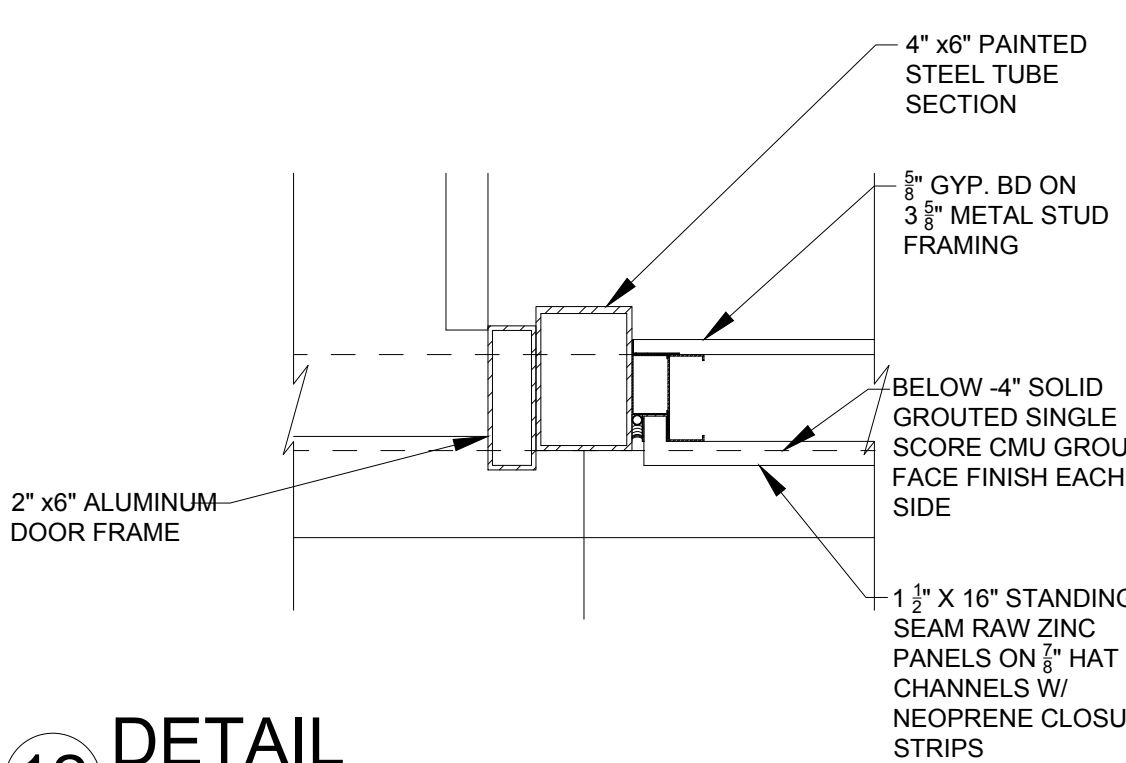
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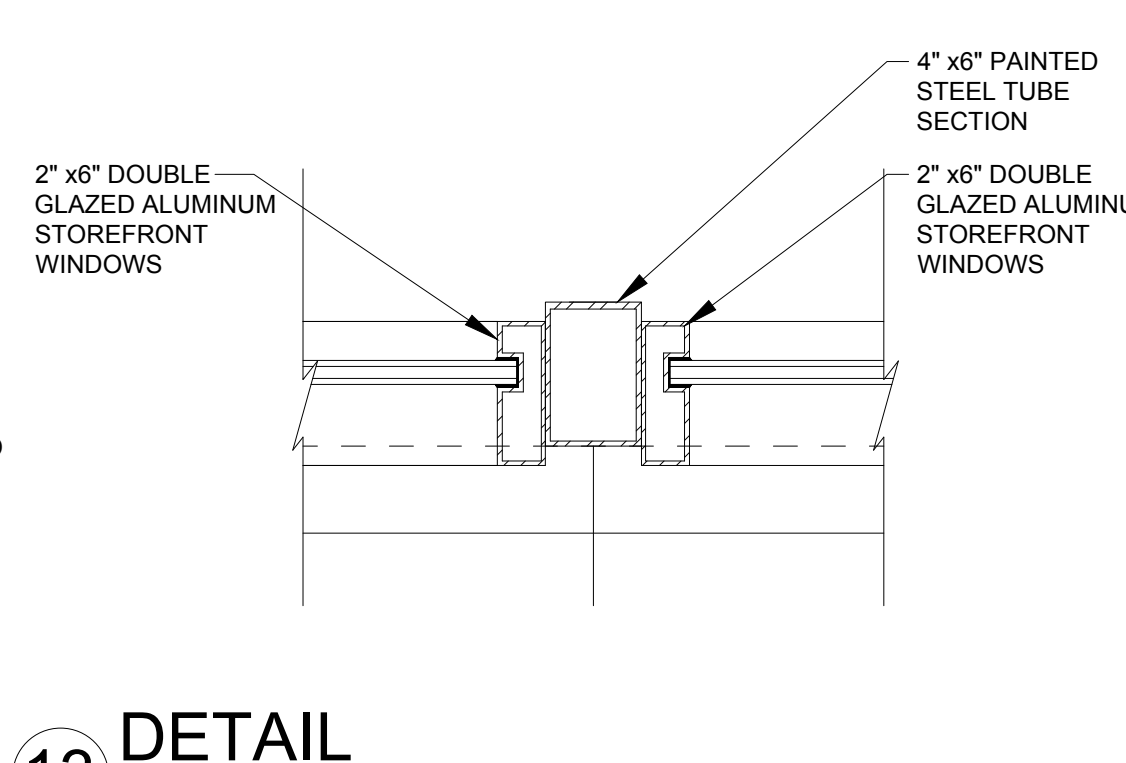
9
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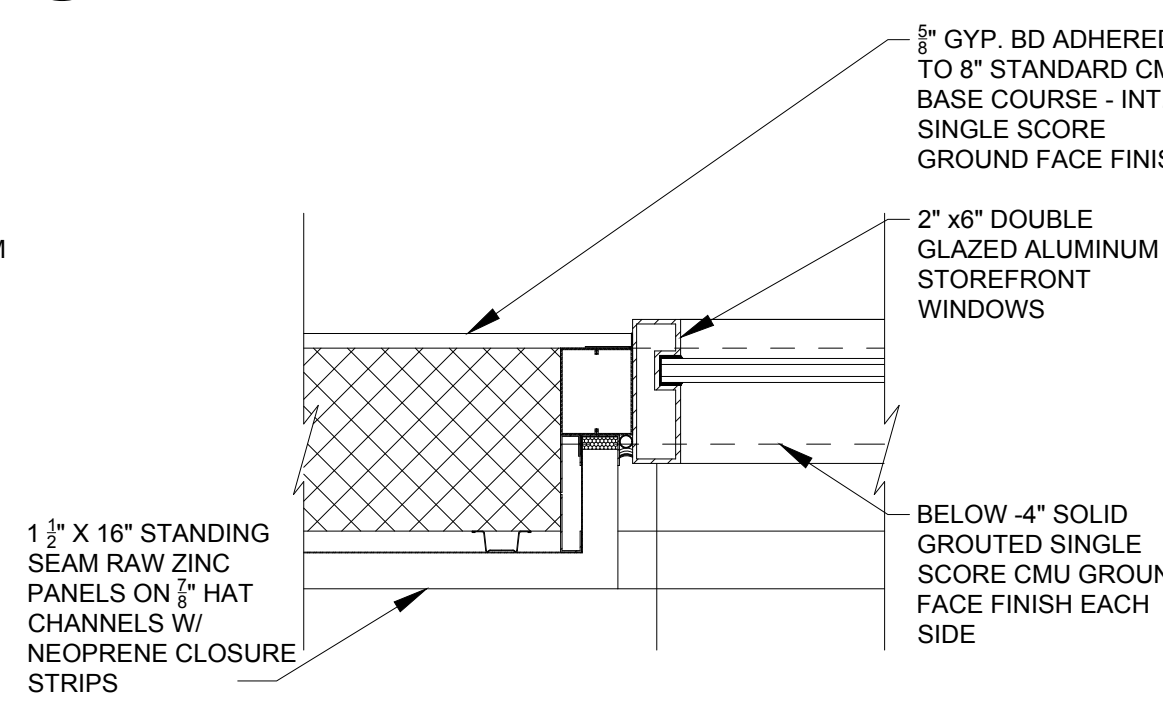
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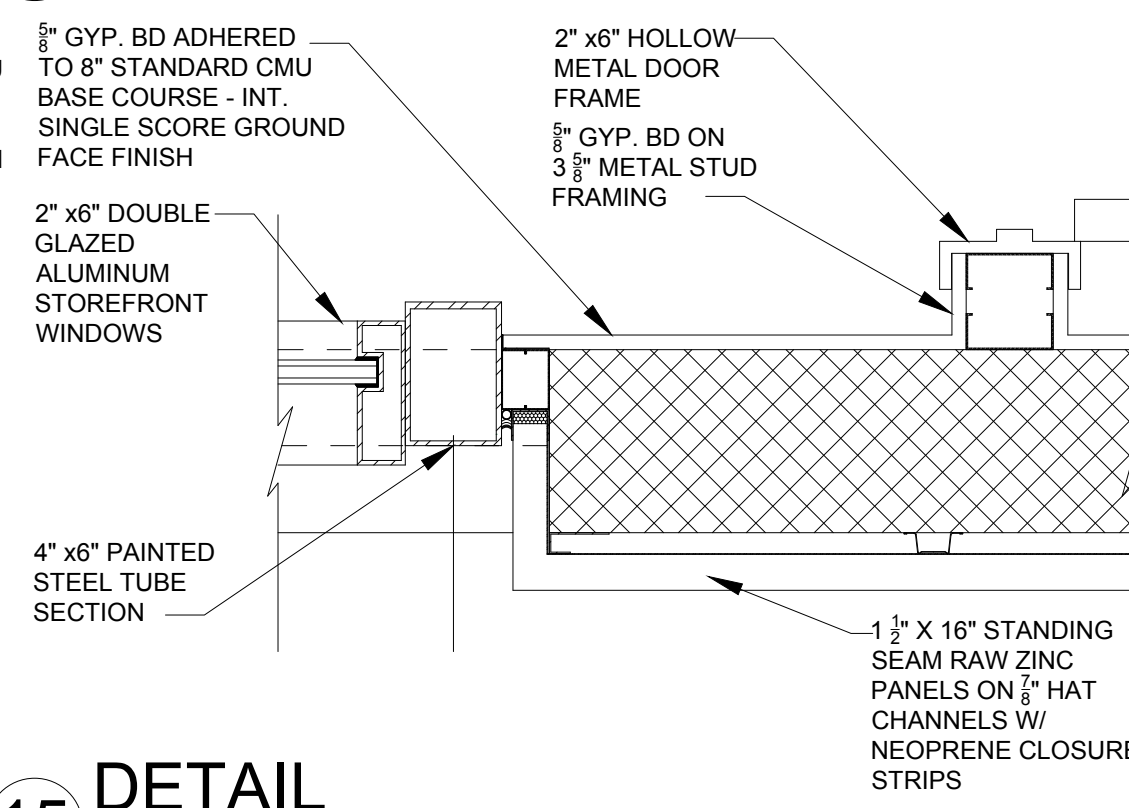
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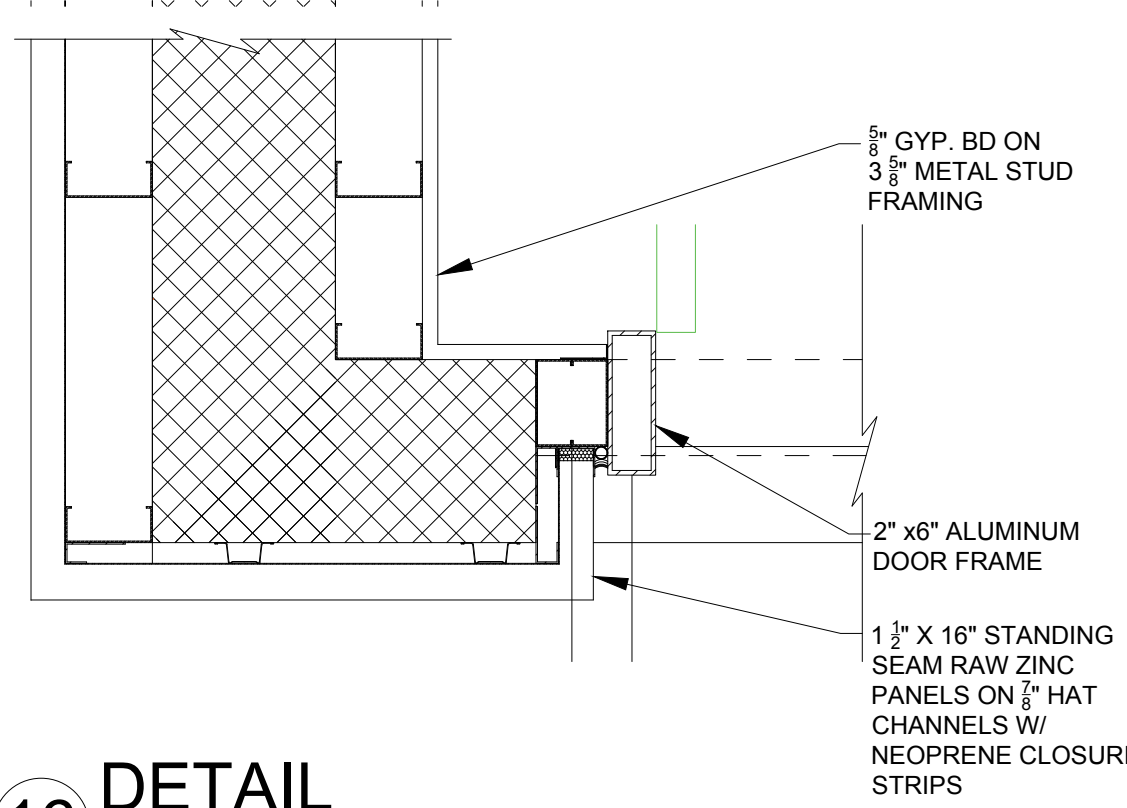
13
1 1/2" = 1'-0"



14
1 1/2" = 1'-0"



15
1 1/2" = 1'-0"



16
1 1/2" = 1'-0"

ISSUED	REV	DATE
DART Submittal		15 May 2015
Site Development Plan 1		23 June 2015
30% Schematic Design		30 Oct. 2015
Pre-App & Architectural Board of Review Submittal		23 Apr. 2016
Architectural Board of Review Submittal		25 Jan. 2017
Architectural Board of Review Submittal		03 July 2017

NOT FOR
CONSTRUCTION

DRAWING

DETAILS - WALLS

SCALE 1 1/2" = 1'-0"

PROJECT NUMBER

40903

DRAWING NUMBER

A-A400

ISSUED	REV	DATE
DART Submittal		15 May 2015
Site Development Plan 1		23 June 2015
30% Schematic Design		30 Oct. 2015
Pre-App & Architectural Board of Review Submittal		23 Apr. 2016
Architectural Board of Review Submittal		25 Jan. 2017
Architectural Board of Review Submittal		03 July 2017

NOT FOR
CONSTRUCTION

DRAWING

DETAILS - WALLS

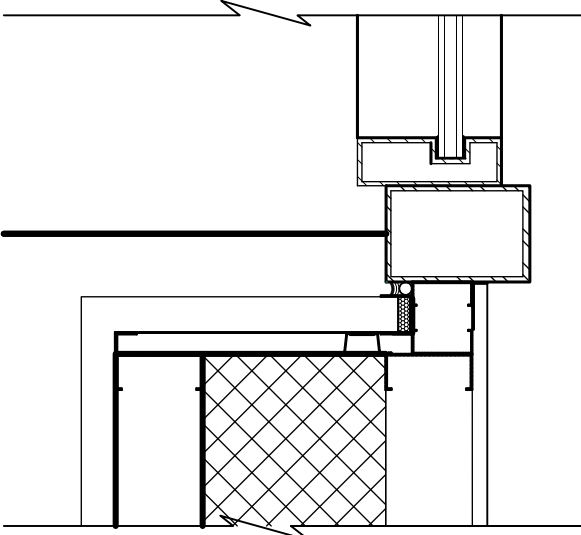
1 1/2" = 1'-0"

SCALE 40903

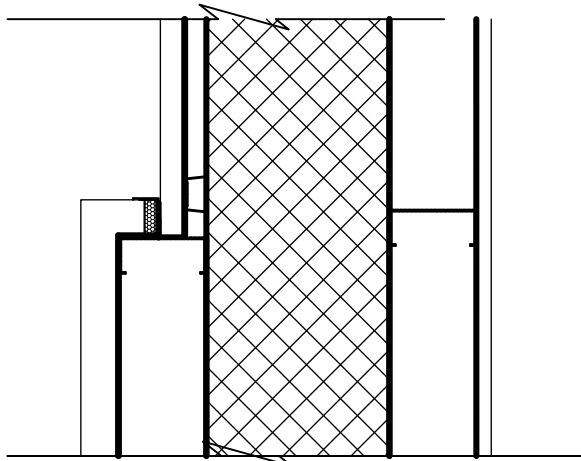
PROJECT NUMBER

A-A401

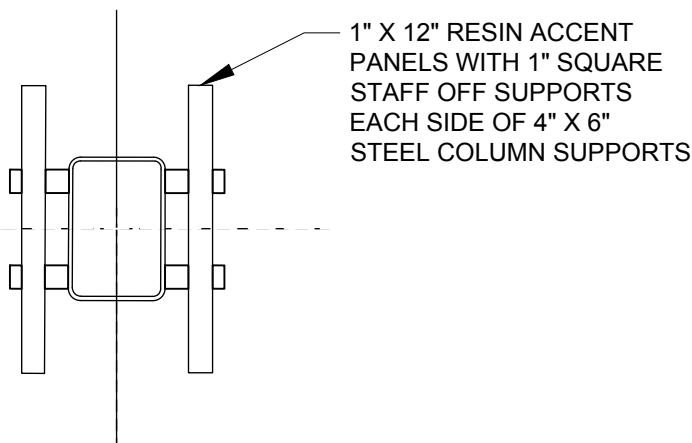
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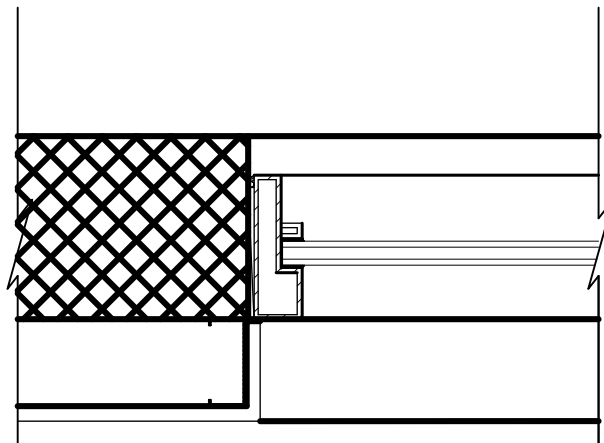
1
1 1/2" = 1'-0"



2
1 1/2" = 1'-0"

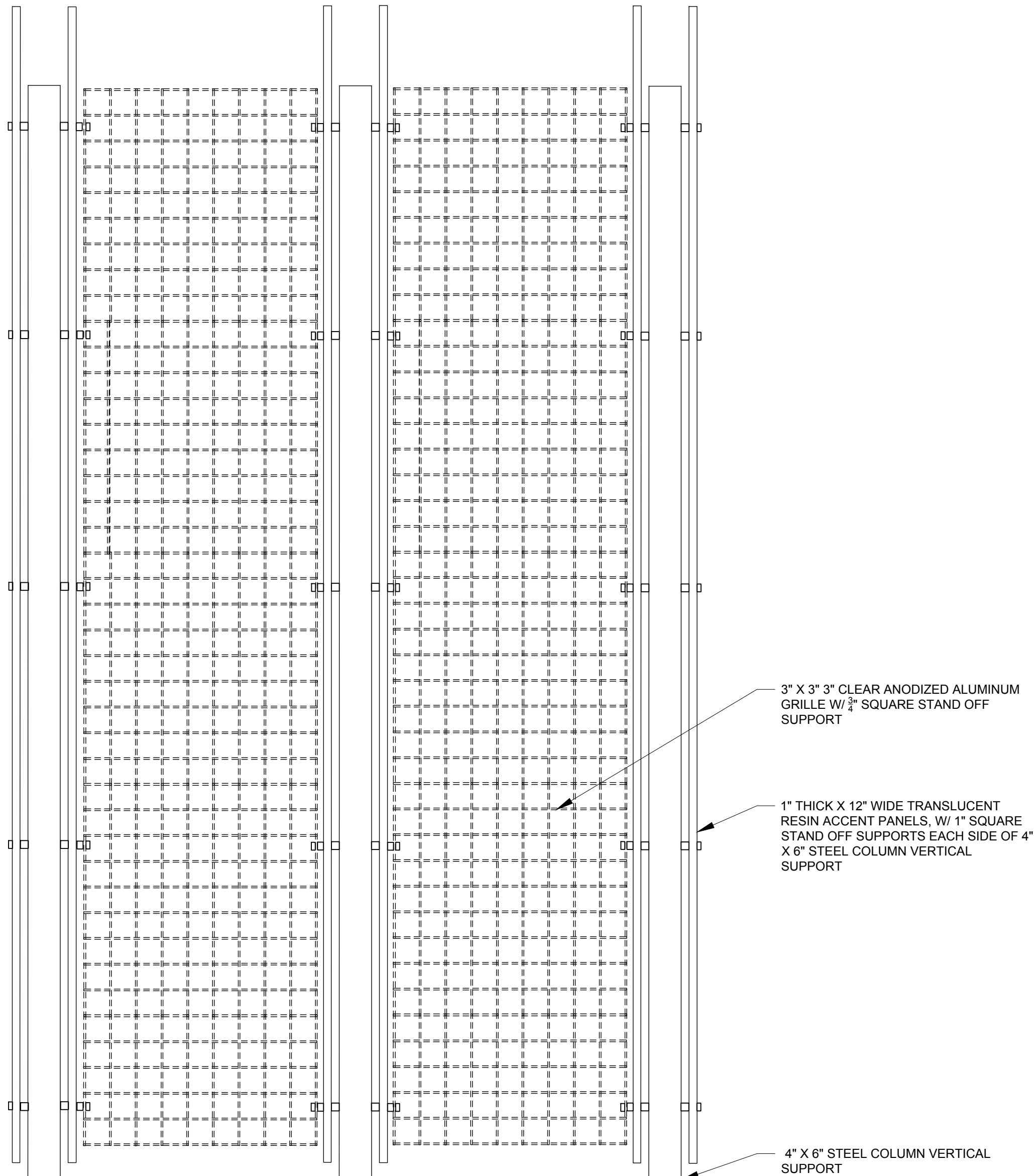


3
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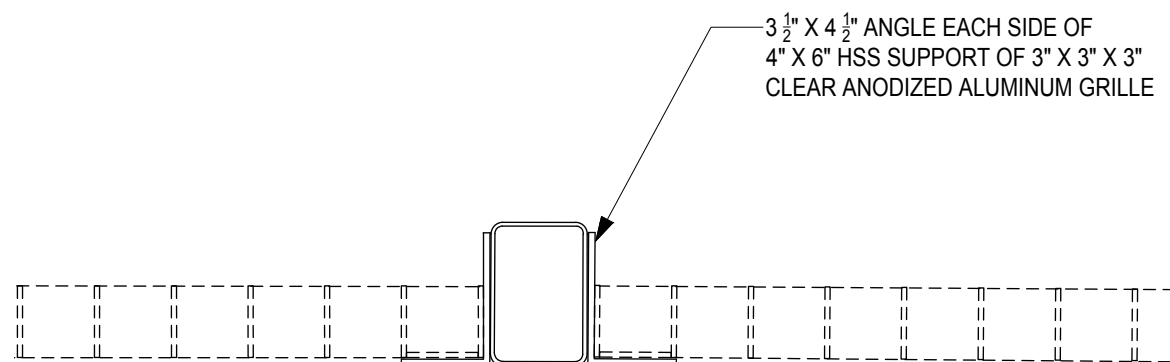


4
1 1/2" = 1'-0"

DETAIL
1 1/2" = 1'-0"



6
1" = 1'-0"



7
1 1/2" = 1'-0"

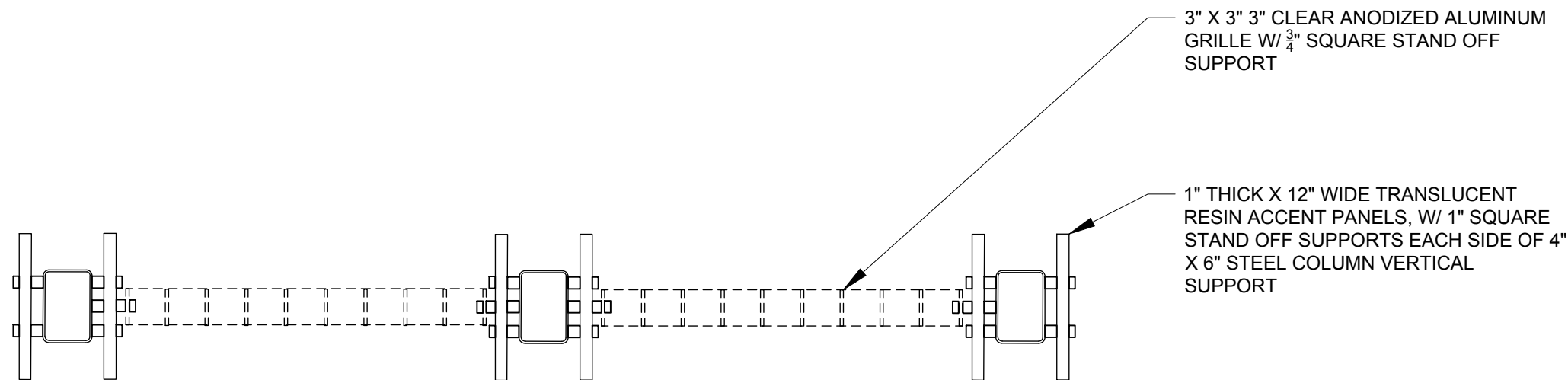
DETAIL
1 1/2" = 1'-0"

DETAIL
1 1/2" = 1'-0"

DETAIL
1 1/2" = 1'-0"

DETAIL
1 1/2" = 1'-0"

DETAIL
1 1/2" = 1'-0"



SCREEN PANEL - PLAN
1 1/2" = 1'-0"

Plot Date:

ROOM FINISH SCHEDULE																				
BUILDING	ROOM NUMBER	ROOM NAME	FLOOR		BASE		CEILING		NORTH WALL		EAST WALL		SOUTH WALL		WEST WALL		KEYED NOTES	FINISHED KEYED NOTES		
			MAT'L	FINISH	MAT'L	HEIGHT	TYPE	MAT'L	FINISH	HEIGHT	MAT'L	FINISH	MAT'L	FINISH	MAT'L	FINISH				
NEW ADMINISTRATION BUILDING	100	LOBBY	CONC	PTF1	RB	4"	B1	APC1	MFR	8'-0"	GWB	P1	GWB	P1	GWB	P1	GWB	P1	-	--
	101	OFFICE	CONC	PTF1	RB	4"	B1	APC1	MFR	10'-0" 7'-4"	GWB	P1	GWB	P1	GWB	P1	GWB	P1	-	--
	102	OFFICE	CONC	PTF1	RB	4"	B1	APC1	MFR	9'-0"	GWB	P1	GWB	P1	GWB	P1	GWB	P1	-	--
	103	VAULT	CONC	SC	RB	4"	B1	EXP	P2	--	GWB	P1	GWB	P1	GWB	P1	GWB	P1	-	--
	104	OFFICE	CONC	PTF1	RB	4"	B1	APC1	MFR	9'-0"	GWB	P1	GWB	P1	GWB	P1	GWB	P1	-	--
	105	TELE./ELEC.	CONC	PTF1	RB	4"	B1	EXP	P2	--	GWB	P1	GWB	P1	GWB	P1	GWB	P1	-	--
	106	WOMEN'S RESTROOM	CONC	CT1	TILE	4"	B2	GWB	P2	9'-0"	GWB	PWT1	GWB	PWT1	GWB	PWT1	GWB	PWT1	-	--
	107	MEN'S RESTROOM	CONC	CT1	TILE	4"	B2	GWB	P2	9'-0"	GWB	PWT1	GWB	PWT1	GWB	PWT1	GWB	PWT1	-	--
	108	UTILITY	CONC	PTF1	RB	4"	B1	EXP	P2	--	CMU	EXP	GWB	P1	GWB	P1	GWB	P1	-	--
	109	FILE STORAGE/KITCHEN	CONC	PTF1	RB	4"	B1	APC1 GWB	MFR P2	9'-0"	GWB	P1	GWB	P1	GWB	P1	GWB	P1	-	--
	110	BOARD ROOM	CONC	CPT1	RB	4"	B1	APC2 GWB	MFR P2	8'-0" 11'-0"	GWB	P1	GWB	P1	GWB	P1	GWB	P1	-	--
	111	CORRIDOR	CONC	PTF1	RB	4"	B1	APC3 GWB	MFR P2	8'-0" 8'-0" 7'-4"	GWB	P1	GWB	P1	GWB	P1	GWB	P1	-	--
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	--	

FLOOR TILE
PFT1 FLOOR TILE
MFR:
SERIES:
COLOR:
SIZE:
GROUT:

PORCELAIN WALL TILE
PWT1 WALL TILE
MFR:
SERIES:
COLOR:
SIZE:
GROUT:

ACOUSTICAL PANEL CEILING
APC1 ACOUSTICAL PANEL CEILING
MFR:
SERIES:
COLOR:
EDGE:
GRID FACE:

SEALED CONCRETE
SC SEALED CONCRETE
COLOR:

PAINT
P1 PAINT - WALLS
MFR:
COLOR:

APC2 ACOUSTICAL PANEL CEILING
MFR:
SERIES:
COLOR:
EDGE
GRID FACE:

BASE
B1 RUBBER WALL BASE
MFR:
TYPE:
HEIGHT:
COLOR:

B2 CERAMIC TILE BASE
MFR:
SERIES:
COLOR:
SIZE:
GROUT:

WINDOW SCHEDULE

BUILDING	EXTERIOR WDW (*)	ROOM NAME	WINDOW NUMBER	SIZE	FRAME		GLASS		DETAILS			WINDOW FUNCTION	KEYED NOTES			
				WIDTH X HEIGHT	TYPE	MAT'L	FINISH	SIZE	TYPE	COLOR	HEAD			JAMB	SILL	
NEW ADMINISTRATION BUILDING	*	LOBBY	W100A	5'-11" X 8' - 8"	W1	ALUM	ANGIORIZED	F1	INSUL	CLEAR	??	??	??	??	-	??
	*	LOBBY	W101B	6'-2" X 8' - 2"	W2	ALUM	ANGIORIZED	F1	INSUL	CLEAR	??	??	??	??	-	??
	*	OFFICE 101	W101	5'-4" X 5' - 4"	W3	ALUM	ANGIORIZED	F1	INSUL	CLEAR	??	??	??	??	-	??
	*	OFFICE 102	W102	5'-4" X 5' - 4"	W3	ALUM	ANGIORIZED	F1	INSUL	CLEAR	??	??	??	??	-	??
	*	OFFICE 104	W104	5'-4" X 5' - 4"	W3	ALUM	ANGIORIZED	F1	INSUL	CLEAR	??	??	??	??	-	??
	*	BOARD ROOM 110	W110A	5'-4" X 8' - 8"	W4	ALUM	ANGIORIZED	F1	INSUL	CLEAR	??	??	??	??	-	??
	*	BOARD ROOM 110	W110B	28'- 1" X 11'-0"	W5	ALUM	ANGIORIZED	F1	INSUL	CLEAR	??	??	??	??	-	??
	*	BOARD ROOM 110	W110C	3'-4" X 8' - 0"	W6	ALUM	ANGIORIZED	F1	INSUL	CLEAR	??	??	??	??	-	??
	*	BOARD ROOM 110	W110D	5'-6" X 8' - 8"	W7	ALUM	ANGIORIZED	F1	INSUL	CLEAR	??	??	??	??	-	??
	*	CORRIDOR 111	W111A	5'-11" X 8' - 8"	W8	ALUM	ANGIORIZED	F1	INSUL	CLEAR	??	??	??	??	-	??
	*	CORRIDOR 111	W111B	11'-8" X 8' - 8"	W9	ALUM	ANGIORIZED	F1	INSUL	CLEAR	??	??	??	??	-	??
	*	CORRIDOR 111	W111C	11'-8" X 8' - 8"	W9	ALUM	ANGIORIZED	F1	INSUL	CLEAR	??	??	??	??	-	??
	*	CORRIDOR 111	W111D	11'-8" X 8' - 8"	W9	ALUM	ANGIORIZED	F1	INSUL	CLEAR	??	??	??	??	-	??
	*	CORRIDOR 111	W111E	11'-8" X 8' - 8"	W10	ALUM	ANGIORIZED	F1	INSUL	CLEAR	??	??	??	??	-	??
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

GYPSUM BOARD WALL FINISH

- ALL GYPSUM BOARD SURFACES (WALL AND CEILINGS) TO BE FINISHED TO A LEVEL 4 FINISH.

PAINT

- ALL SURFACE PREPARATION AND CLEANING PROCEDURES SHALL BE IN STRICT ACCORDANCE WITH THE INSTRUCTIONS AND SPECIFICATIONS OF THE PAINT MANUFACTURER WHOSE PRODUCT IS BEING USED.
- CONTRACTOR TO SUBMIT PAIN DRAW DOWNS TO DESIGNER FOR APPROVAL PRIOR TO APPLICATION.
- FURNISH CERTIFICATION BY THE PAINT MANUFACTURER THAT THE PRODUCTS COMPLY WIT THE LOCAL REGULATIONS CONTROLLING THE USE OF THE VOLATILE ORGANIC COMPOUNDS (VOCs)
- USE LOW VOC PRIMERS PER PAINT MANUFACTURER'S RECOMMENDATIONS.
- PAINT SHEEN AS FOLLOWS:
ALL LOCATIONS EXCEPT TOILET ROOMS:
WALLS: EGGSHELL
CEILING: FLAT

ALL TOILET ROOMS:
WALLS: SEMI-GLOSS
CEILING: SEMI-GLOSS

CEILING FINISHES

- SEE INTERIOR FINISH SCHEDULES FOR THE LOCATION AND TYPE OF CEILING.
- ALL GYPSUM BOARD CEILINGS AND SOFFITS TO BE PAINTED, COLOR PER FINISH SCHEDULE.

INTERIOR DOORS AND FRAMES

- SEE DOOR SCHEDULE FOR THE DOOR AND FRAME TYPES.
- PAINTED DOOR FRAMES: P3

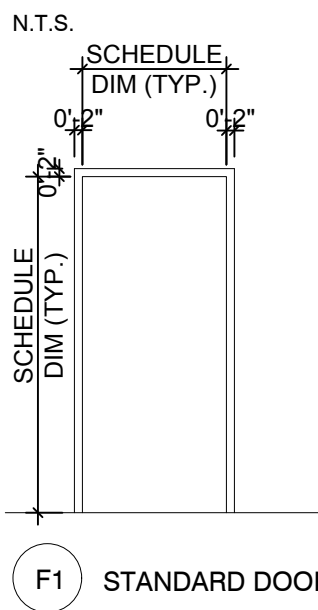
WINDOW KEYED NOTES

- ESCAPE OR RESCUE WINDOWS SHALL HAVE A MINIMUM NET CLEAR OPERABLE AREA OF 5.7 SQ. FT. . THE MIN. NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MIN. NET CLEAR OPENABLE WIDTH DIMENSION SHALL BE 20 INCHES. WINDOW SHALL HAVE A MAX. SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- WINDOW WITH TEMPERED GLASS TYP. SAFETY GLAZING REQD. FOR ALL WINDOWS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF A DOOR OR LESS THAN 18" ABOVE FINISH FLOOR.
- ..

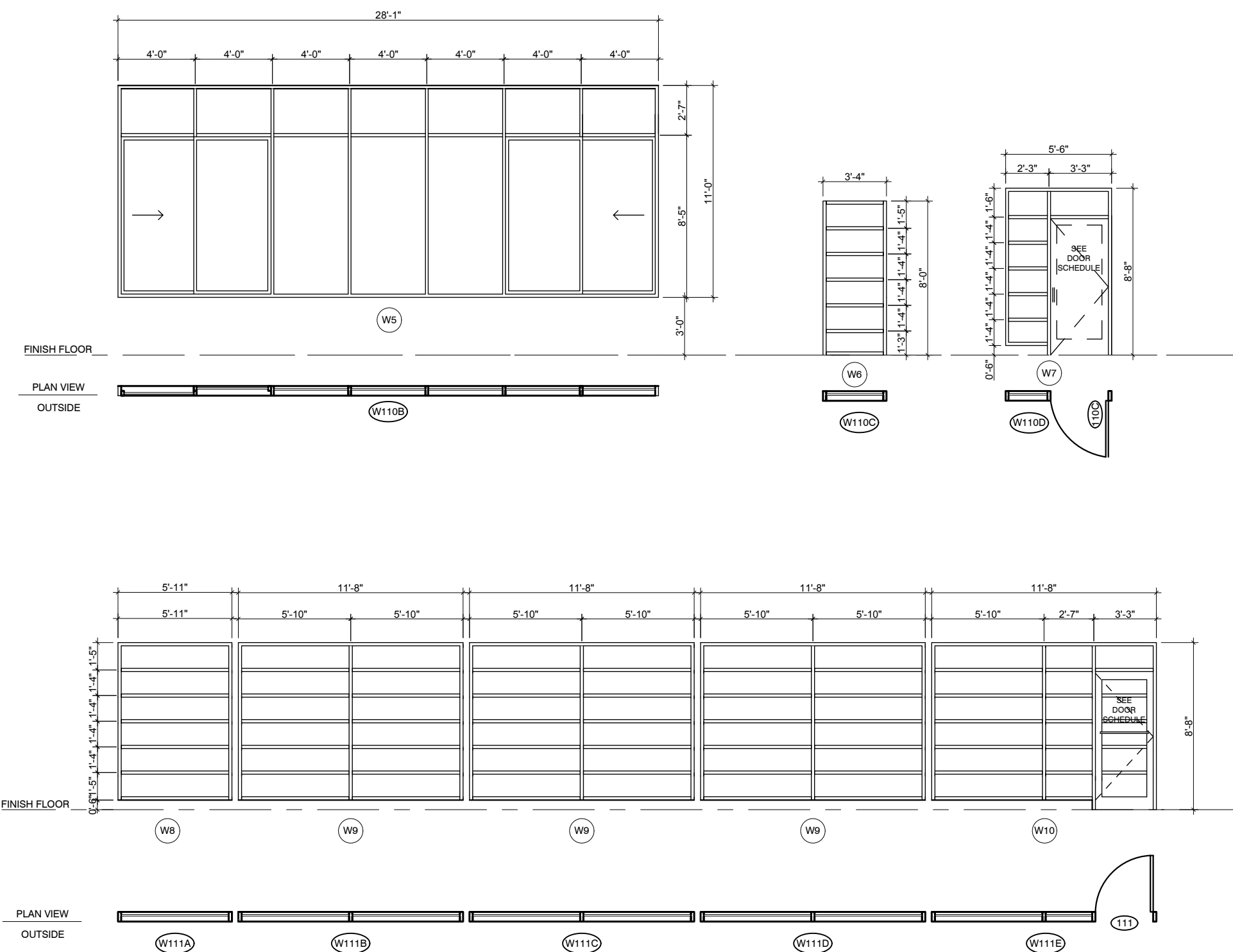
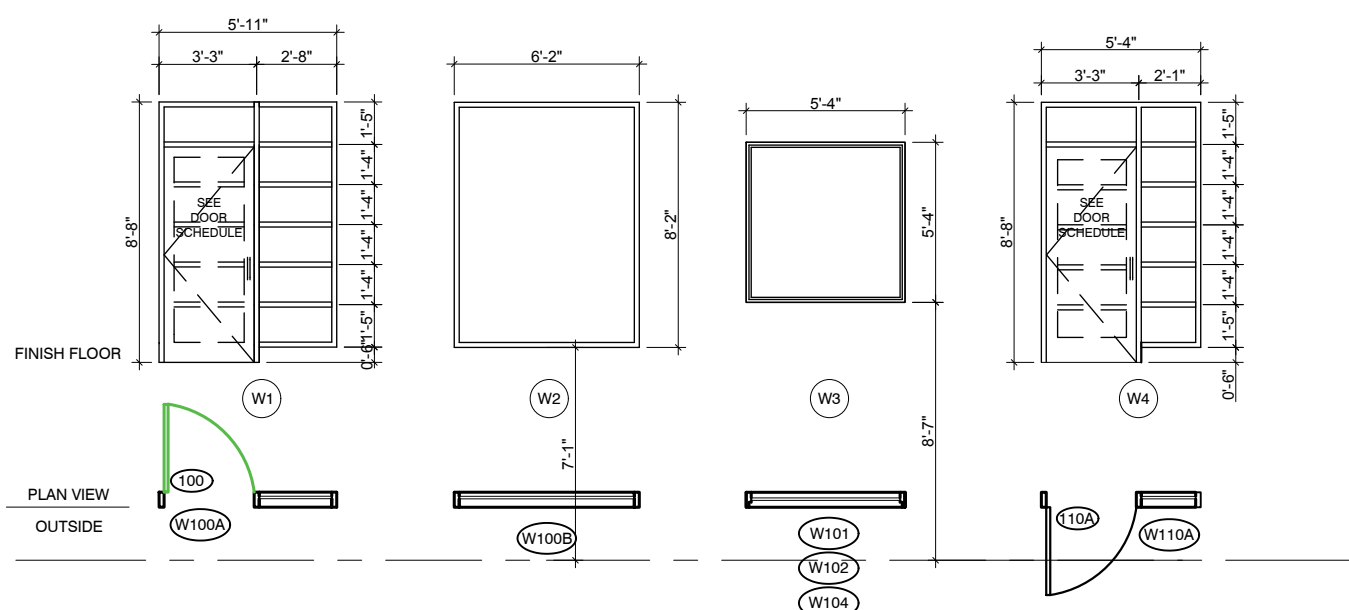
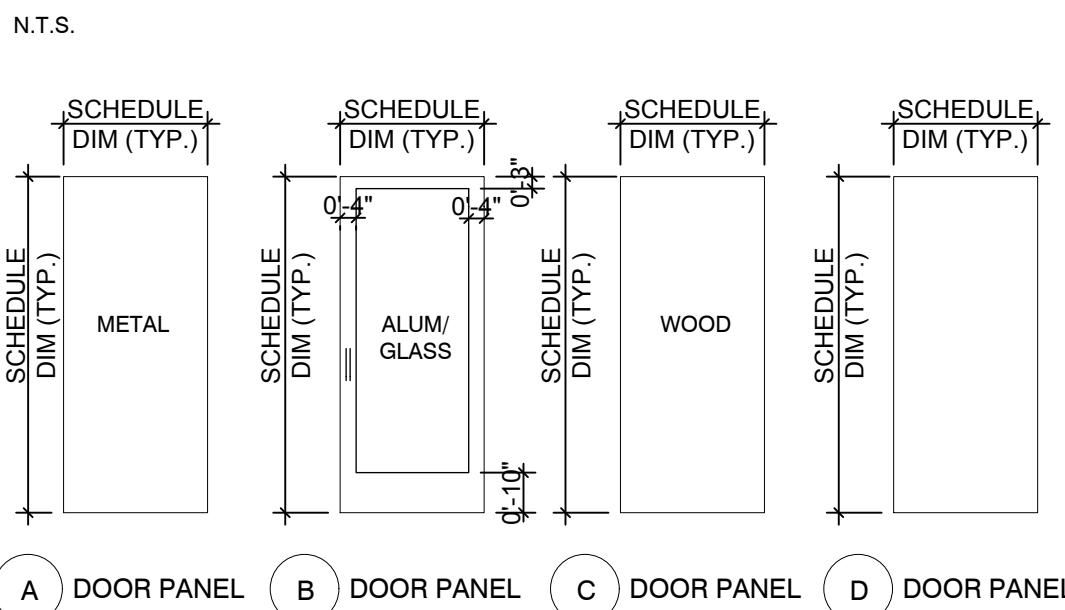
DOOR SCHEDULE

BUILDING	EXTERIOR DOOR (*)	ROOM NAME	DOOR NUMBER	DOOR SIZE	DOOR		FRAMES		DETAILS			HARD-WARE	FIRE LABEL	KEY NOTES		
				WIDTH X HEIGHT	TYPE	MAT'L	FINISH	TYPE	MAT'L	FINISH	HEAD				JAMB	SILL
NEW ADMINISTRATION BUILDING	*	LOBBY	100	3'-0" X 7' - 2"	B	ALUM/ GLASS	N/A	F1	ALUM	MIL	??	??	??	??	-	??
	-	LOBBY	101	3'-0" X 7' -0"	B	WD	N/A	F1	HM	PTD	??	??	??	??	-	??
	-	OFFICE 102	102	3'-0" X 7' -0"	C	WD	N/A	F1	HM	PTD	??	??	??	??	-	??
	-	VAULT	103	3'-0" X 7' -0"	C	WD	N/A	F1	HM	PTD	??	??	??	??	-	??
	-	OFFICE 104	104	3'-0" X 7' -0"	C	WD	N/A	F1	HM	PTD	??	??	??	??	-	??
	-	TELE./ELEC.	105	3'-0" X 7' -0"	C	WD	N/A	F1	HM	PTD	??	??	??	??	-	??
	-	WOMEN'S RESTROOM	106	3'-0" X 7' -0"	C	WD	N/A	F1	HM	PTD	??	??	??	??	-	??
	-	MEN'S RESTROOM	107	3'-0" X 7' -0"	C	WD	N/A	F1	HM	PTD	??	??	??	??	-	??
	-	UTILITY	108	3'-0" X 7' -0"	C	WD	N/A	F1	HM	PTD	??	??	??	??	-	??
	*	FILE STORAGE/KITCHEN	109	3'-0" X 7' - 2"	A	HM	PTD	F1	ALUM	PTD	??	??	??	??	-	??
	*	BOARD ROOM	110A	3'-0" X 7' - 2"	B	ALUM/ GLASS	N/A	F1	ALUM	MIL	??	??	??	??	-	??
	-	BOARD ROOM	110B	3'-0" X 7' -0"	C	WD	N/A	F1	HM	PTD	??	??	??	??	-	??
	*	BOARD ROOM	110C	3'-0" X 7' - 2"	B	ALUM/ GLASS	N/A	F1	ALUM	MIL	??	??	??	??	-	??
	*	CORRIDOR	111	3'-0" X 7' - 2"	B	ALUM/ GLASS	N/A	F1	ALUM	MIL	??	??	??	??	-	??
-	--	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

FRAME TYPES:



DOOR TYPES:



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Architectural Board of Review Submittal		03 July 2017

NOT FOR CONSTRUCTION

DRAWING

ROOM FINISH
SCHEDULE, DOOR
SCHEDULE, DETAILS

DETAILS 1 1/2" = 1'-0" OR
AS SHOWN ON DRAWINGS

SCALE 40903

PROJECT NUMBER

A-A600

DRAWING NUMBER



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EDUARDO GALINDO
ARCHITECT
AIA, CSI, CDT, LEED AP BD+C

EGA

4448 E SLEEPY RANCH ROAD
CAVE CREEK, ARIZONA 85911
480.751.8780 ed@egadesign.net

egadesign.net

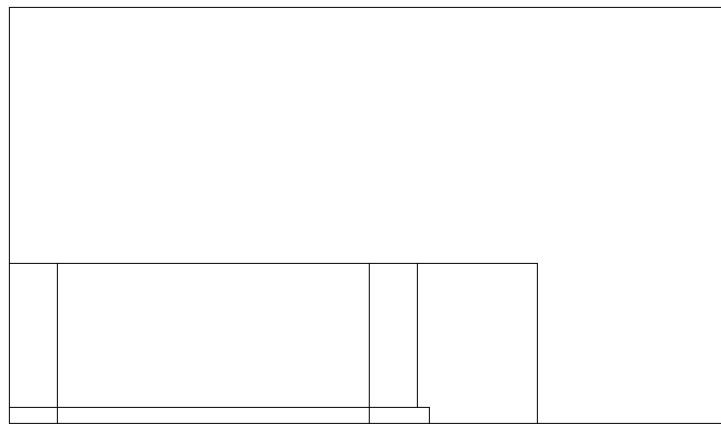
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CONSTRUCTION

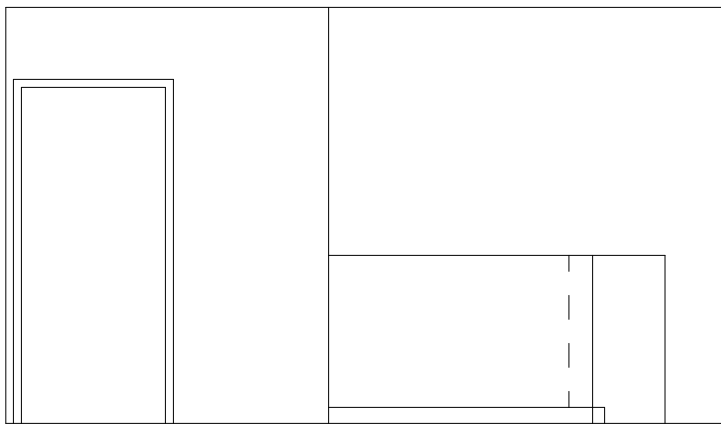
DRAWING
INTERIOR ELEVATIONS

SCALE
 $\frac{1}{4}" = 1' - 0"$
40903

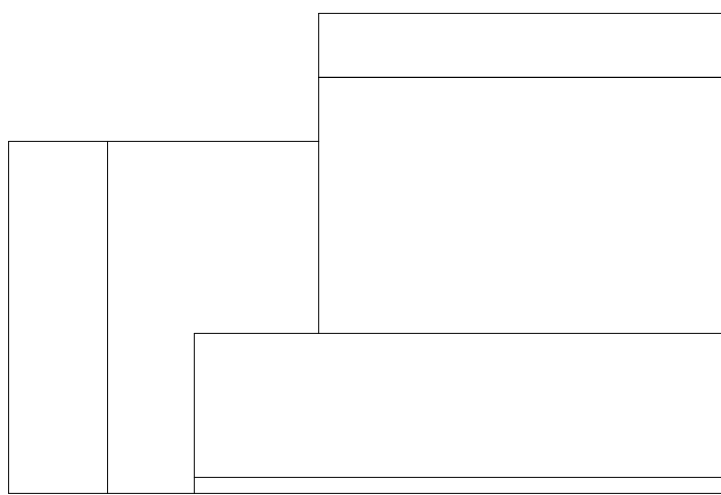
PROJECT NUMBER
DRAWING NUMBER
A-A700



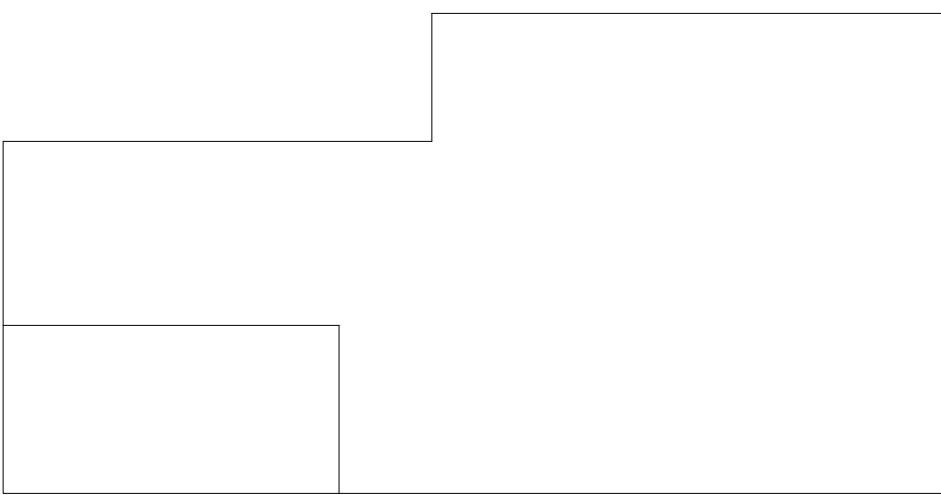
A
LOBBY
100



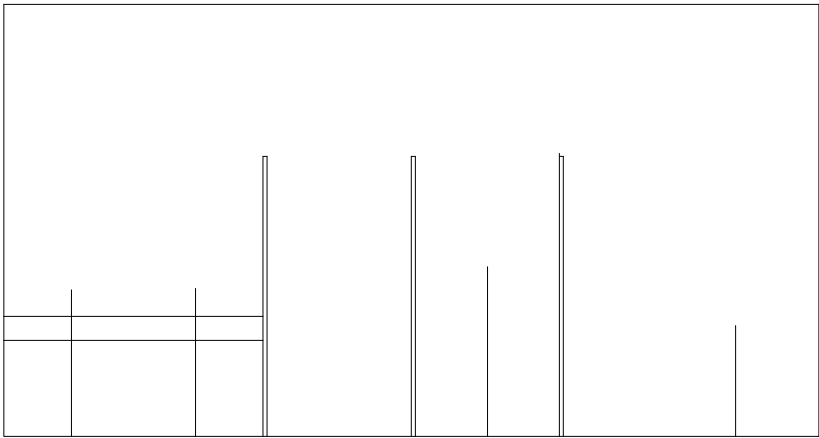
B



C
OFFICE
101



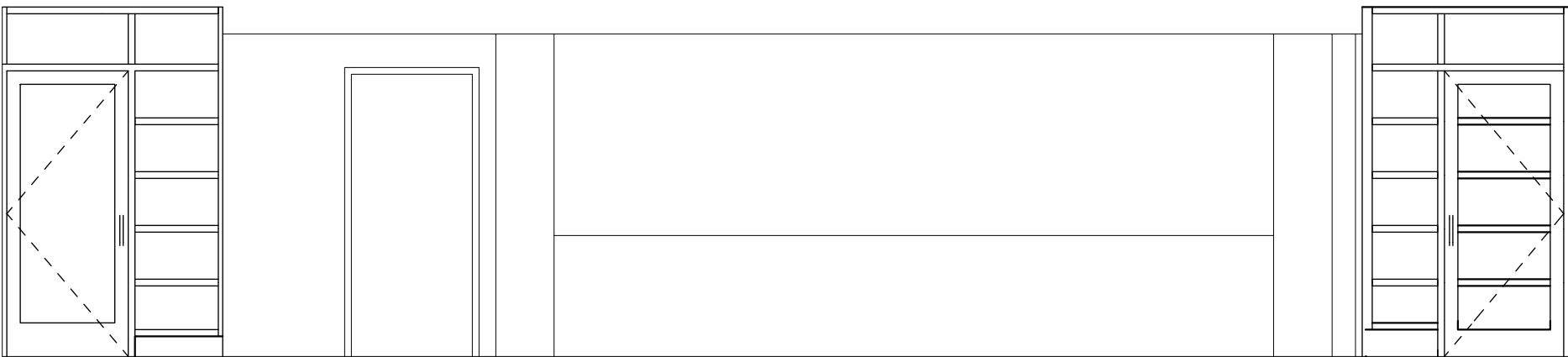
D



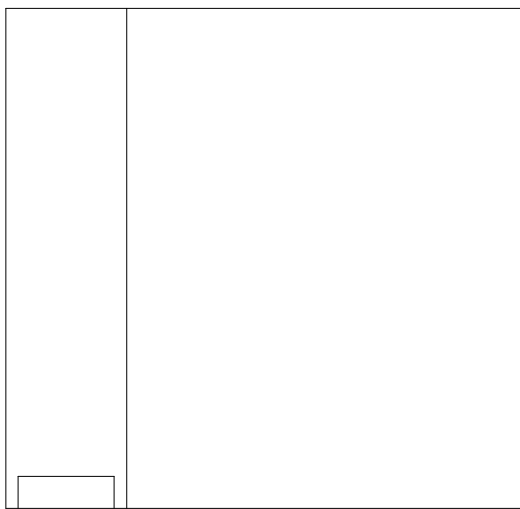
B
WOMEN'S
RESTROOM
106



D
FILE
STORAGE/
KITCHEN
109



D
BOARD ROOM
110



C
UTILITY
108

site key

- Property Line
- Project Boundary
- View Fence
- Chainlink Fence
- existing tree to remain

(E) trees to remain TYP.

3" of mulch TYP of all planted areas

see plan 2 this sheet

tree protection notes

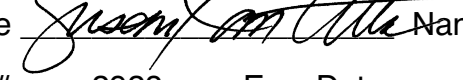
- All existing trees to remain are to be protected as follows:
- Prior to construction, the contractor shall install fencing or protective barriers at the critical root zone of all existing trees to remain. Fencing or barrier shall be orange construction fence w/ metal stakes. Fencing or protective barriers to be maintained during construction.
 - No activities or storage of construction materials shall be allowed within the fenced areas unless approved by the project arborist.
 - Any root disturbance to any of the protected trees shall be done by hand and the project arborist alerted.
 - All roots encountered shall be cut cleanly with a sharp saw to allow for new root regeneration, backfilled immediately or kept moist to prevent drying out and dying.
 - Any tree affected by the construction process shall be deep-root fertilized to promote better health and vigor.
 - During hot, dry periods the foliage may need to be washed with high pressure water to remove construction dust.
 - Project arborist shall be notified prior to any activities within the critical root zone.
 - All trenching of utilities, irrigation and lighting shall not encroach with in the critical root zone unless approved by the project Arborist.
 - Native or Specimen trees removed or damaged shall be mitigated, utilizing the current City recommendation (See Draft Mitigation and Monitoring Plan 3/13/17 page 3)
 - Prune the trees up and away from any potential conflict with construction activities prior to commencement of the project by a qualified tree company.

City of Santa Barbara
Landscape Compliance Requirements

No turf in parkways, medians or other areas with any dimension of < 8 feet
No turf on >20% slope
For residential, mixed-use and institutional projects, 80% or > of landscape area water wise plants
For residential, <20% of area in turf of high-water using plants
Three inches of mulch specified as required
Areas of sprinkler coverage avoids overspray and runoff, including optimum distribution uniformity, head-to-head spacing and setbacks from walkways and pavement
Sprinklers have matched precipitation rates within each valve and circuit
Valves separated for individual hydrozones based on plant water needs and sun/shade requirements
Weather based irrigation controller with a rain shutoff sensor for the entire irrigation system if including an automatic irrigation system
Areas less than 8' wide irrigated only with bubblers, rotating nozzles on pop-up bodies, sub-surface, or drip irrigation
Drip/low volume irrigation system on >25% of landscaped area
Check valves at low end of irrigation lines to prevent unwanted draining of irrigation lines
Pressure regulators, unless the Public Works Director determination one is not necessary
Grading encourages water retention and infiltration by preserving open space and creating depressed areas/swales
Grading mimics natural, pre-development hydrologic flow paths and maintains and/or increases the width of flow paths in order to decrease flow rates

I state that I am familiar with the Landscape Design Standards for Water Conservation as most recently adopted by the Santa Barbara City Council and that the landscape design for this project complies with those standards.

It is my understanding that verification of compliance will be necessary upon final building inspection. I shall inspect the completed installation and I will submit in writing that the installation substantially conforms to the approved plans.

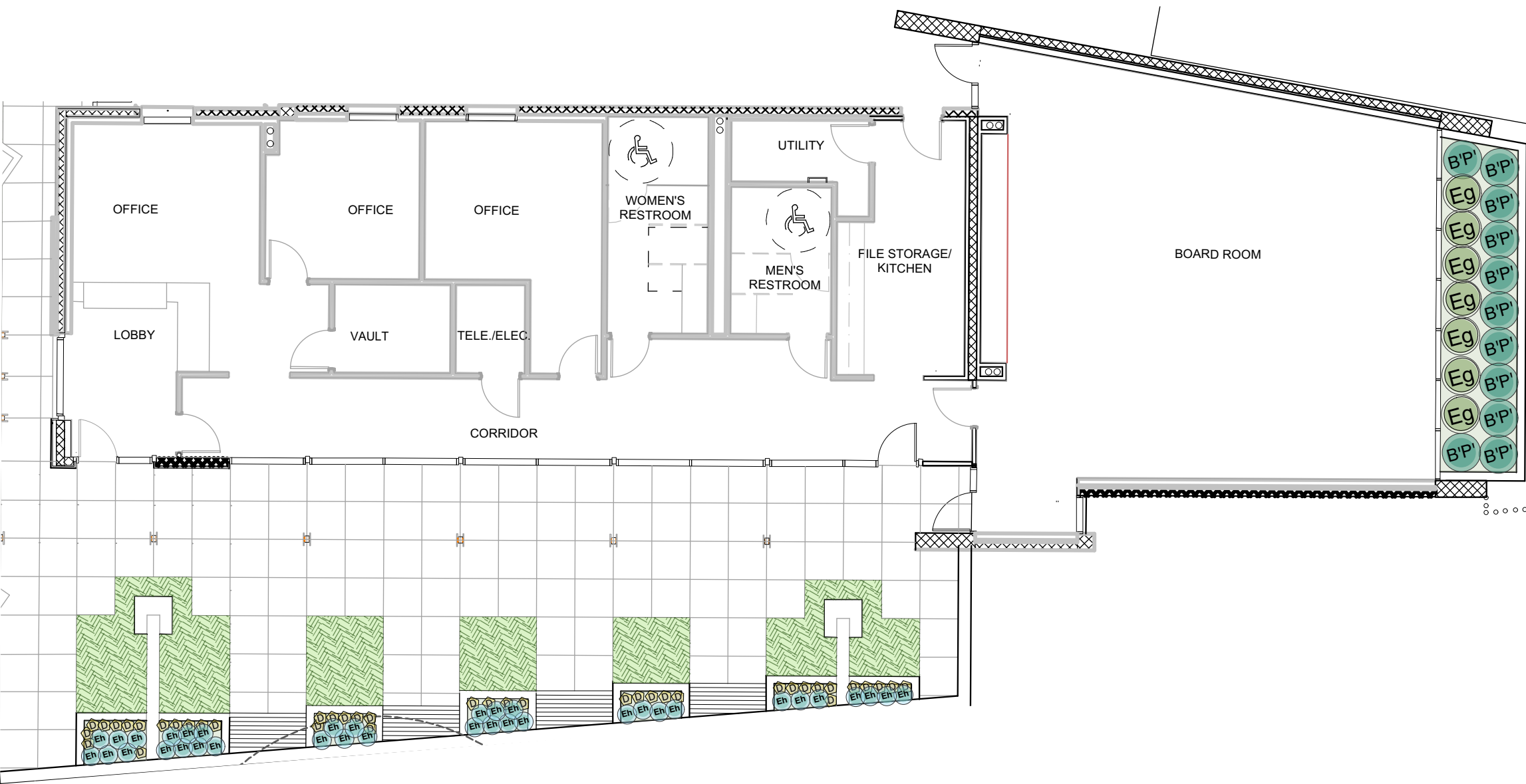
Signature  Name Susan VanAtta
License # 2928 Exp. Date 01/31/18

plant legend

Symbol	Botanical Name	Common Name	Quantity	Size	Notes
AI	<i>Atriplex lentiformis</i> Breweri	Brewers Salt Bush	9	5 gal	
BP	<i>Baccharis pilularis consanguinea</i> Pozo Surf	Lowly Coyote Bush	13	1 gal	
S	<i>Dichondra argentea</i> 'Silver Falls'	Silver Falls	40	1 gal	
E	<i>Equisetum hyemale</i>	Horsetail	36	5 gal	
EP	<i>Erigeron glaucus</i>	Seaside Daisy	23	1 Gal	
GO	<i>Eriogonum parvifolium</i>	Sea Cliff Buckwheat	45	1 gal	
GS	<i>Hazardia squarrosa</i>	Sawtooth Goldenbush	42	1 gal	
S	<i>Salvia leucophylla</i> 'Point Sal'	Low Purple Sage	27	1 gal	

GROUNDCOVERS

BT	<i>Bouteloua gracilis</i>	Blue Gramma	203 Sq Ft	plugs
CS	<i>Carex praegracilis</i>	California Field Sedge	231 Sq Ft	plugs
SG	<i>Distichlis spicata</i>	Saltgrass	9,248 Sq Ft	plugs



2 Code plan
Scale: 1" = 10 ft



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LANDSCAPE ARCHITECTURE + PLANNING
233 Palm Ave., Santa Barbara CA.
93101
Tel. 805.730.7444

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NOT FOR CONSTRUCTION



DRAWING

LANDSCAPE
SITE PLAN

as noted

SCALE

PROJECT NUMBER 40903

L-L200

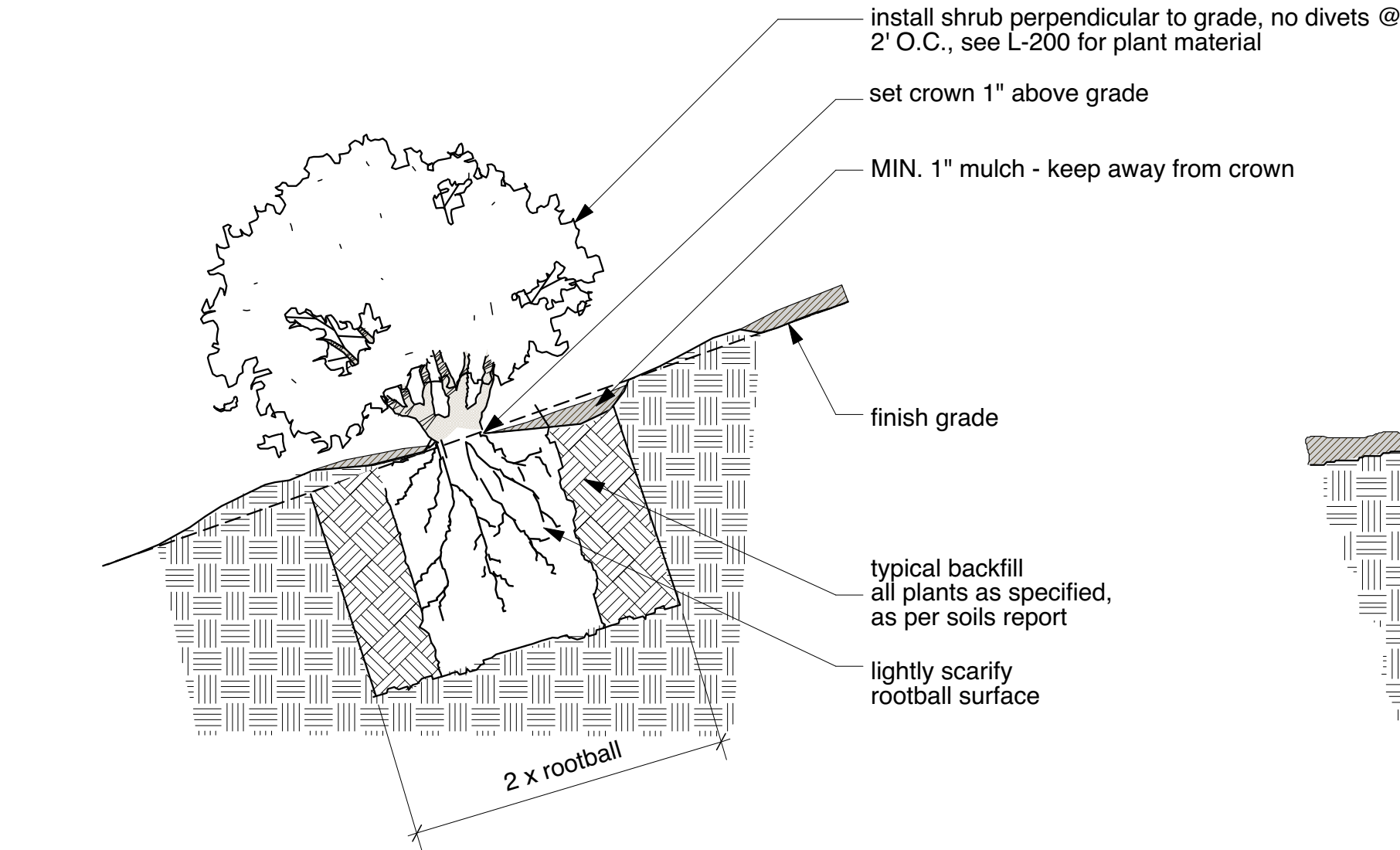
DRAWING NUMBER

1 Site plan
Scale: 1/16" = 1'-0"

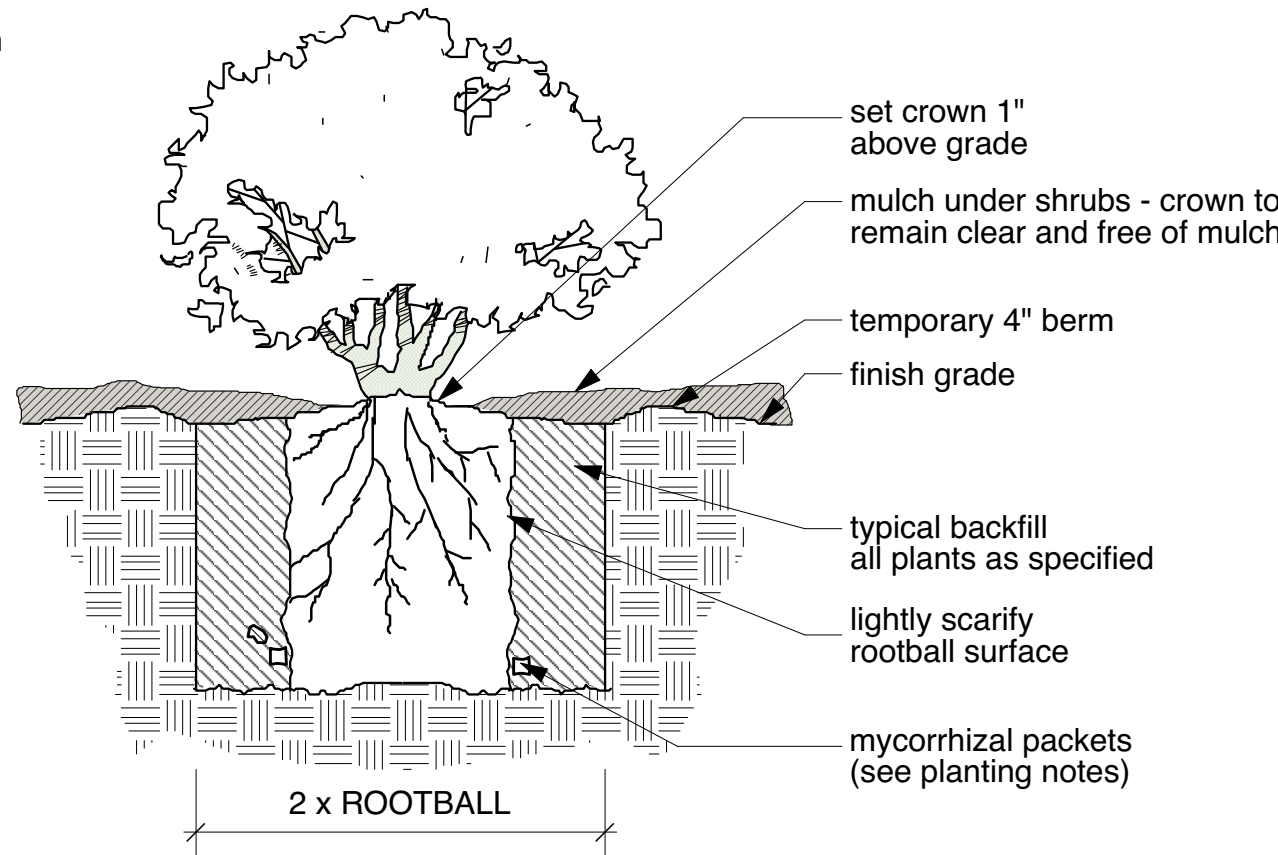
planting notes

All plant materials shall be set out as shown on plan.
Final locations shall be approved by the Landscape Architect prior to planting.

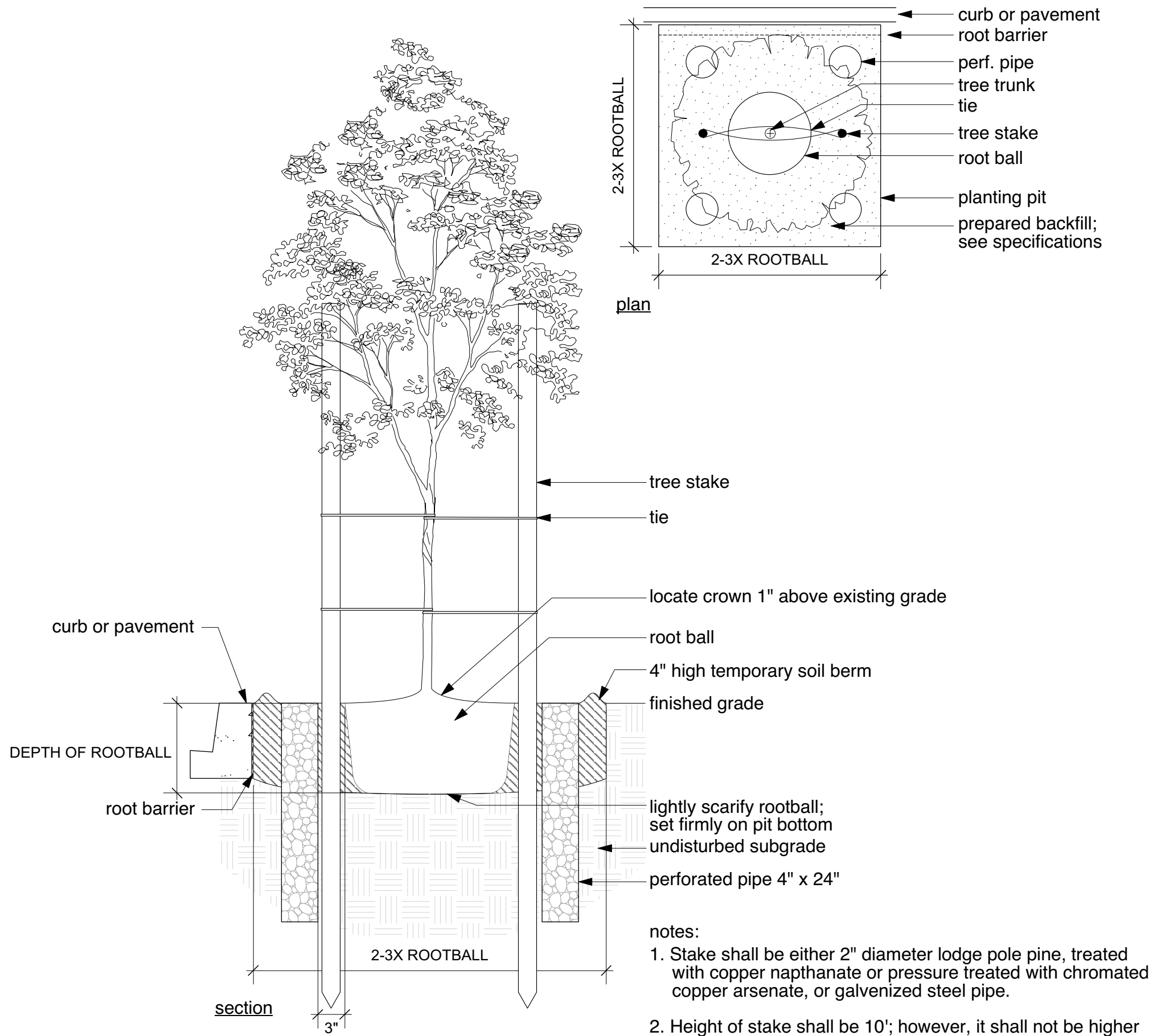
1. Landscape Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
2. Do not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that may not have been known during design. Such conditions shall be immediately brought to the attention of the Landscape Architect, Van Atta Associates Inc. (805) 730-7444. The Landscape Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
3. Prior to starting work, Contractor shall take soil samples where different soil types are encountered on the project site. Soil shall be analyzed by an approved commercial soil testing laboratory (Wallace Labs, www.bettersoils.com, or Fruit Growers Laboratory, 805-392-2000), or equal, for suitability for plant material as called out on plan. Landscape Contractor shall allow for the addition of soil amendments or conditioners in soil preparation and finish grading as specified in soil analysis results.
4. A copy of the results of the soil analysis shall be submitted to the Landscape Architect. Contractor shall follow the recommendations of the soils lab as to provide a suitable medium for planting. The Contractor shall notify the Owner and Landscape Architect of any potential problems which may result due to soil conditions not appropriate for plant materials. Failure to act as specified may result in the Landscape Contractor assuming financial responsibility for any damage to plants.
5. The Landscape contractor shall loosen all compacted soils to a minimum depth of 24 inches in planting areas.
6. The Landscape Contractor shall be responsible to furnish and install amended import soil in any planting areas as necessary to achieve positive drainage. Imported soil shall be free of unwanted seeds or debris.
7. The Landscape Contractor shall be responsible for positive drainage in planting areas. Low spots or ponding of surface water in planting areas will not be accepted in the final work.
8. The Landscape Architect will approve finish grades in all landscape areas prior to plant material placement. Plant material placement shall be approved by Landscape Architect prior to planting.
9. The Landscape Contractor shall provide healthy, vigorous plant stock grown under climatic conditions similar to the conditions in the locality of the project. It is the Landscape Contractor's responsibility to furnish plant material free of pests or plant diseases. Contract-grown or 'tagged' material must be inspected by the Landscape Contractor and certified disease free. It is the Landscape Contractor's obligation to warranty all shrubs for a period of at least 90 days, and trees for a period of at least 1 year.
10. Landscape Contractor is responsible for completing quantity take-offs for all plant materials shown on plans; plant quantities shown are for convenience only. Landscape Contractor shall provide a list of all plant materials, including species name and size, to be acquired, making note of any deviations from quantities, species or size shown on plans. Any substitutions of plant materials (quantity, species or size) shall be approved by Landscape Architect. Failure to act as specified may result in Landscape Contractor assuming financial responsibility for removal of non-approved plant material and supplying plant material as indicated on plans.
11. Landscape Contractor shall coordinate plant material installation with all utilities (above/below ground), wall footings, pavements, fountains, or other hardscape features. Landscape Contractor shall not damage improvements by others. Failure to act as specified may result in Landscape Contractor assuming financial responsibility for any damages.
12. See details for planting method, plant pit dimensions and backfill requirements. Plant crown elevations relative to finish grade shall be installed as shown on planting details. Proper compaction of backfill to prevent settlement will be required.
13. The Landscape Architect reserves the right to adjust the location of plant material during installation as appropriate to the project.
14. Landscape mulch shall be applied at 3 inches thick over all landscape surfaces. The mulch shall be a high quality pre-composted mulch, with pieces sized 0-1", and shall not contain debris. A representative sample of mulch must be approved by landscape architect prior to application. See detail for mulch application at ground cover, shrub, and tree planting.



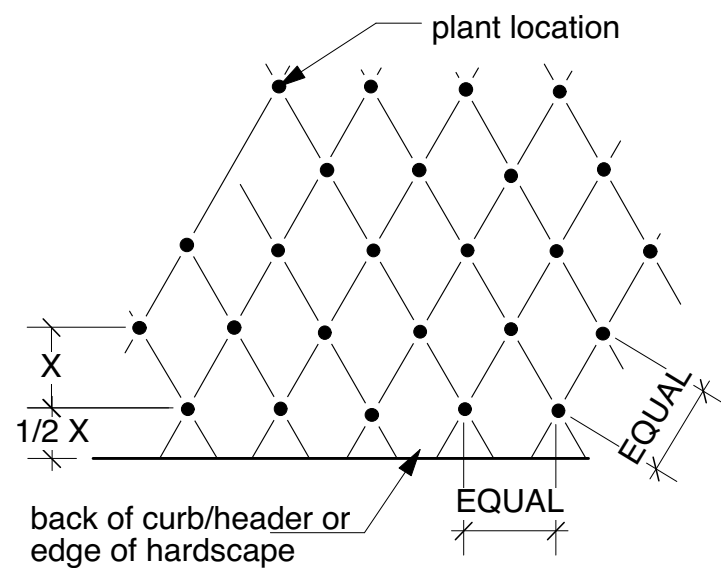
5 Shrub Planting on Slope
SCALE: 1" = 1'-0"



3 Shrub Planting
SCALE: 1" = 1'-0"

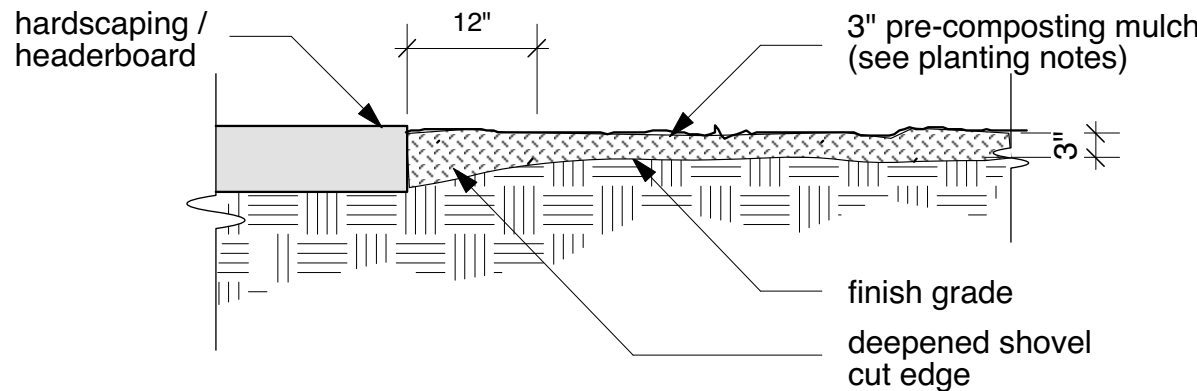


4 Tree Planting
SCALE: 1" = 1'-0"



note:
all shrubs and ground covers to be planted at equal spacing (triangular) unless otherwise indicated on the plans

2 Groundcover Spacing
SCALE: 1" = 1'-0"



note:
mulch under trees and shrubs & blend into ground cover areas

1 Mulch Installation
SCALE: 1" = 1'-0"



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NOT FOR CONSTRUCTION



DRAWING

LANDSCAPE
SITE PLAN

as noted

SCALE

PROJECT NUMBER 40903

L-L201

DRAWING NUMBER

SHRUBS



Brewer's Salt Bush
Atriplex lentiformis *Breweri*



Lowly Coyote Bush
Baccharis pilularis consanguinea *Pozo Surf*



Silver Falls
Dichondra argentea 'Silver Falls'



Horsetail
Equisetum hyemale



Seaside Daisy
Erigeron glaucus



Sea Cliff Buckwheat
Eriogonum parvifolium

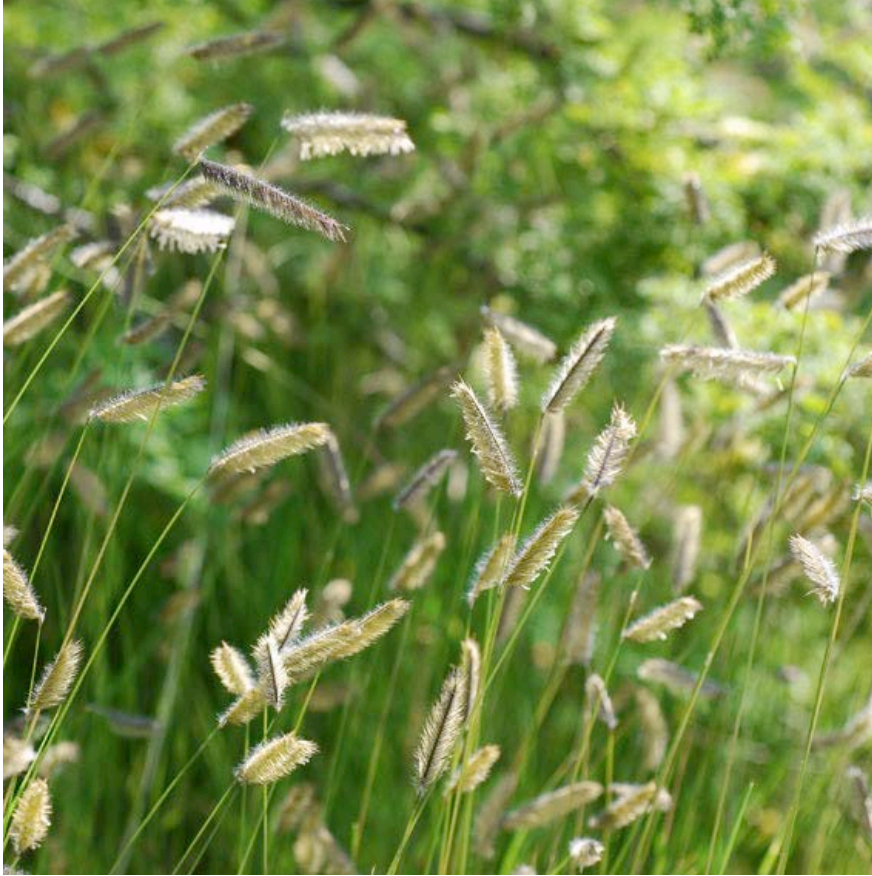


Sawtooth Goldenbrush
Hazardia squarrosa



Low Purple Sage
Salvia leucophylla 'Point Sal'

GROUNDCOVERS



Blue Gramma
Bouteloua gracilis



California Field Sedge
Carex praegracilis



Saltgrass
Distichlis spicata



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NOT FOR
CONSTRUCTION

DRAWING

LANDSCAPE
Plant Palette

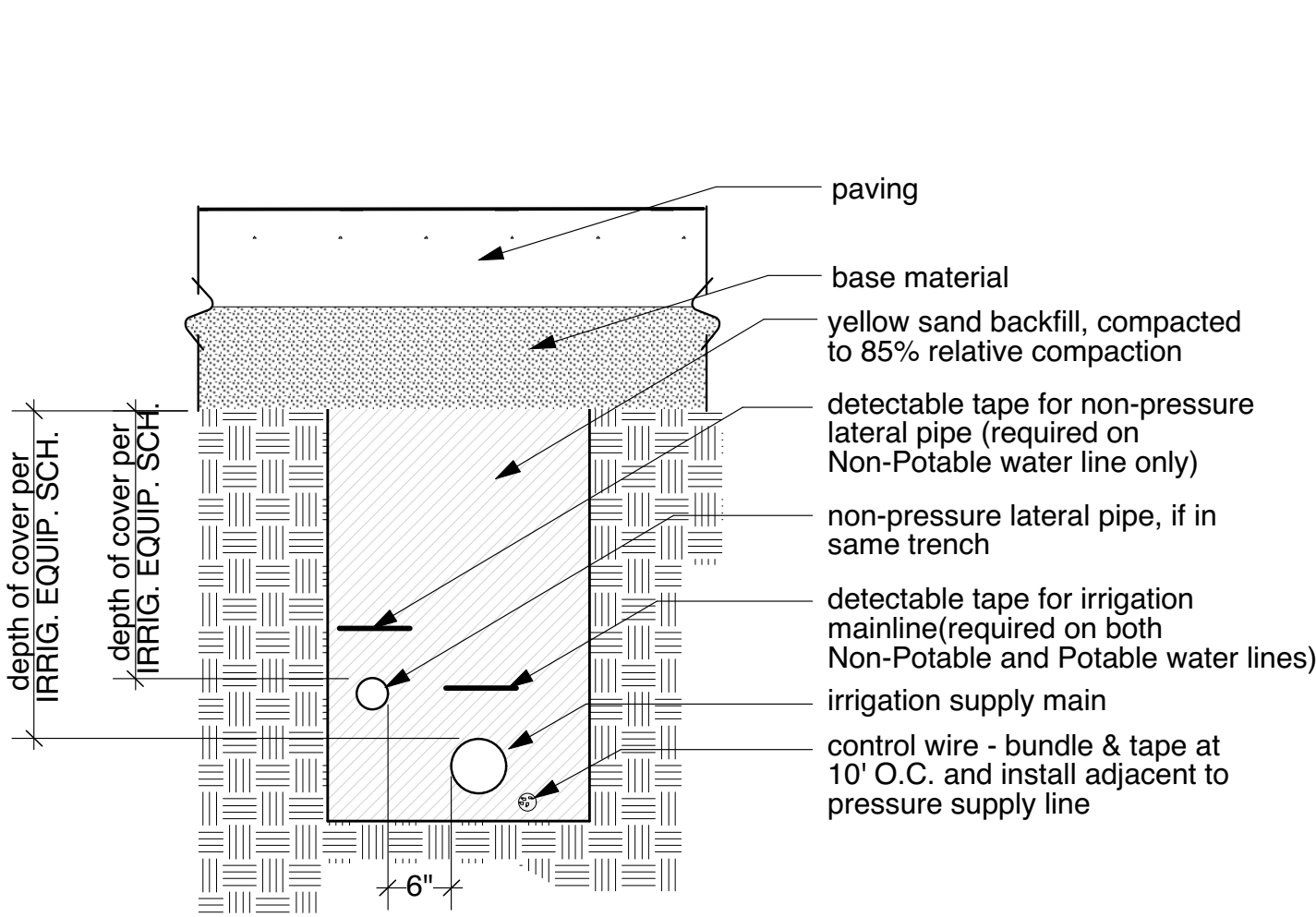
SCALE as noted

PROJECT NUMBER 40903

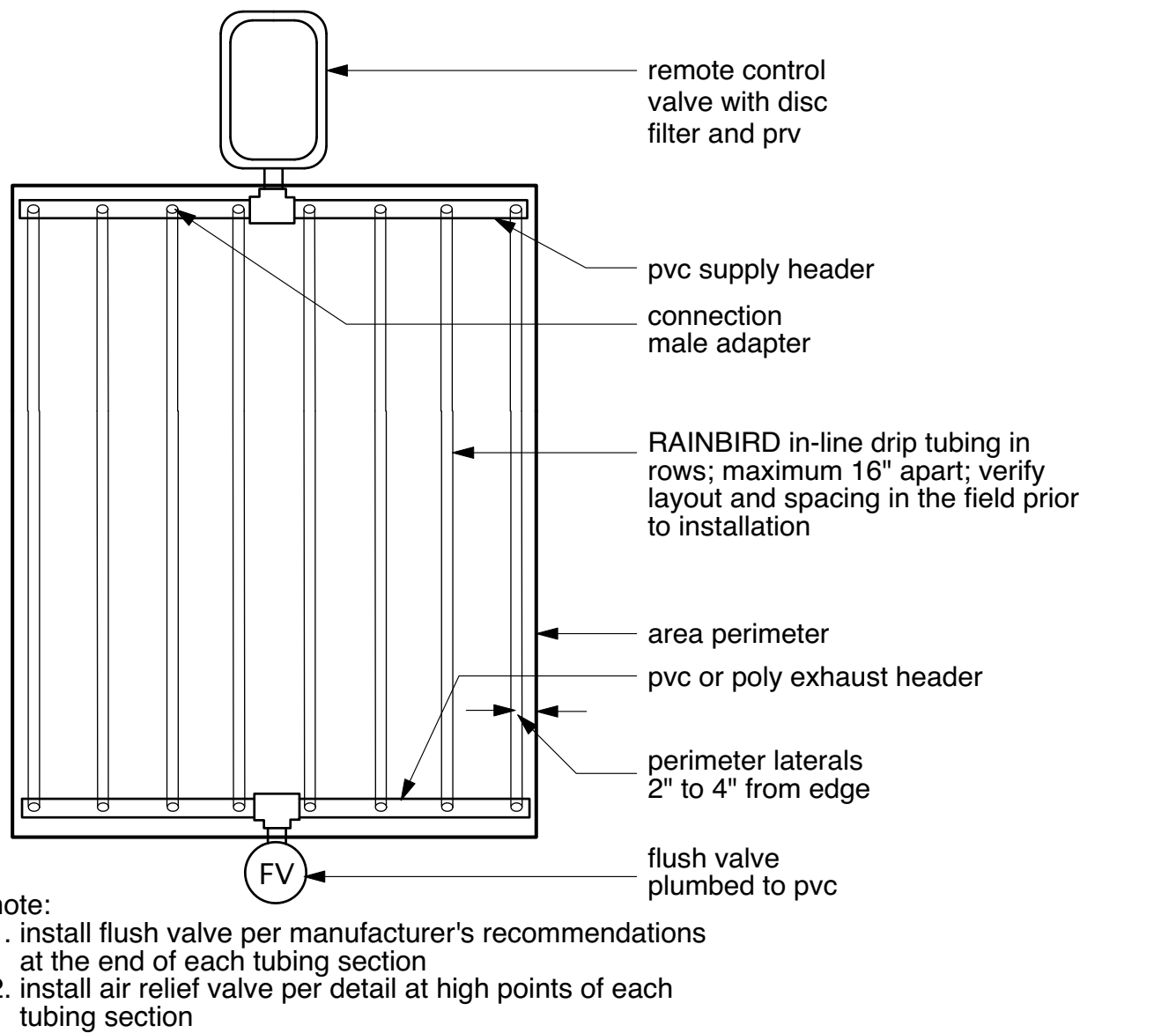
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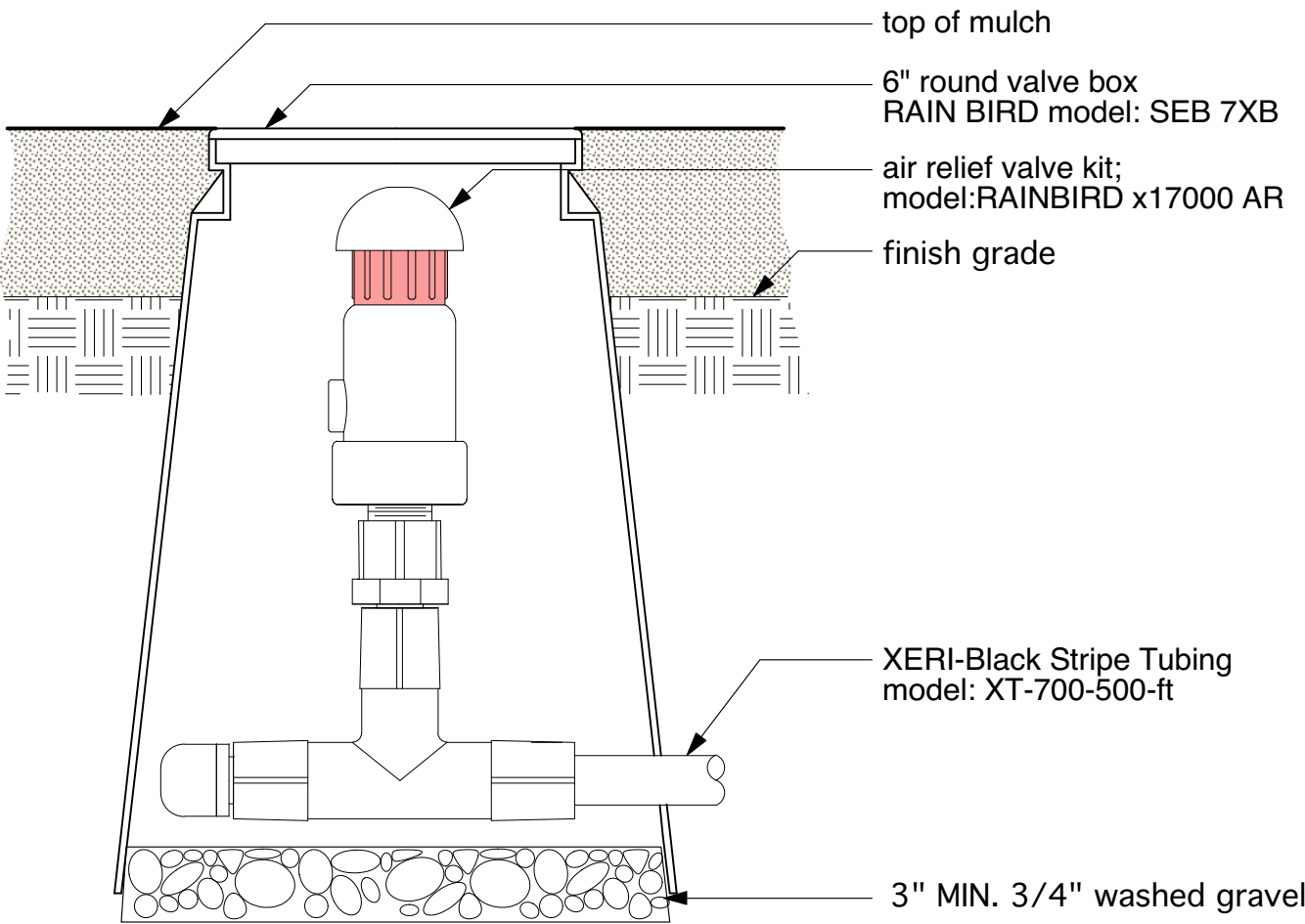
Irrigation Equipment Schedule			
symbol on plan	description	brand and model	requirements
	potable water; new mainline pipe with detectable color locator tape	2-1/2" and over: CL 315 PVC, W/ SCH 80 PVC fittings. 2" and under: SCH 80 PVC, W/ SCH 80 PVC fittings.	6.7 depth of cover : 2 1/2" and smaller, 18" MIN. identify pipe w/ (3") minimum width tape with one inch contrasting lettering bearing the continuous wording "Potable Water"
	potable water; new lateral line pipe	SCH 40 PVC, W/ SCH 40 PVC fittings	6.7 depth of cover : 18" MIN; no class 200 pipe is to be used
	sleeve pipe for main, laterals and wires under paving and through walls	SCH 40 PVC, W/ SCH 40 PVC couplings	6.7 depth of cover : same as main and laterals. glue all couplings. pipe size to allowed couplings to pass. shallow depth under paving is not permitted.
	air release valve kit	RAINBIRD ARVALVEKIT Air Relief Valve	5 install in CARSON INDUSTRIES green 6" rounded valve box, coordinate exact location W/planting plan- conceal in planting if possible.
	ball valve mainline shut off	Wilkins 850 SH, true union, 1" threaded	coordinate exact location W/ City Project Manager - conceal in planting.
	backflow assembly	1" FEBCO backflow prevention device	1 coordinate pressure with city representative
	master valve, normally closed	BERMAD 700 series, 1-1/2"	CARSON INDUSTRIES valve box, install in planting as shown on sheet I 1.0.
	solar operated irrigation controller	HUNTER NODE-400 W/ SPNODE	coordinate final location with City representative; install in CARSON INDUSTRIES valve box. conceal in planting as shown on sheet I 1.0.
	solar panel kit	HUNTER SPNODE	mount in area that receives direct sunlight; no more than 200' from controller
	rain sensor	HUNTER Rain-Click	mount sensor on any surface where it will be exposed to unobstructed rainfall; no more than 1000' from receiver; mount receiver no further than 6' from controller
	drip valve assembly	RAINBIRD XCZ-100-PRF. Residential/Light Commercial Medium Flow, Zone Kit with Pressure Regulating, Basket Filter	2 CARSON INDUSTRIES valve box, install in planting as shown on sheet I 1.0; adjust pressure to provide 30 PSI downstream
	quick coupler valve, on 1" SCH 40 PVC branch main	RAINBIRD 44 LRC 1", threaded inlet	4 install no more than 2' from paving, coordinate exact location W/ planting plan - hide from view.
	in-line drip irrigation	RAINBIRD XFS-06-12-500/500 ft.	3 space lateral lines at 18" O.C. at shrubs & 12" O.C. at groundcover; parallel to grade; depth of cover: per manufacturer's recommendations.



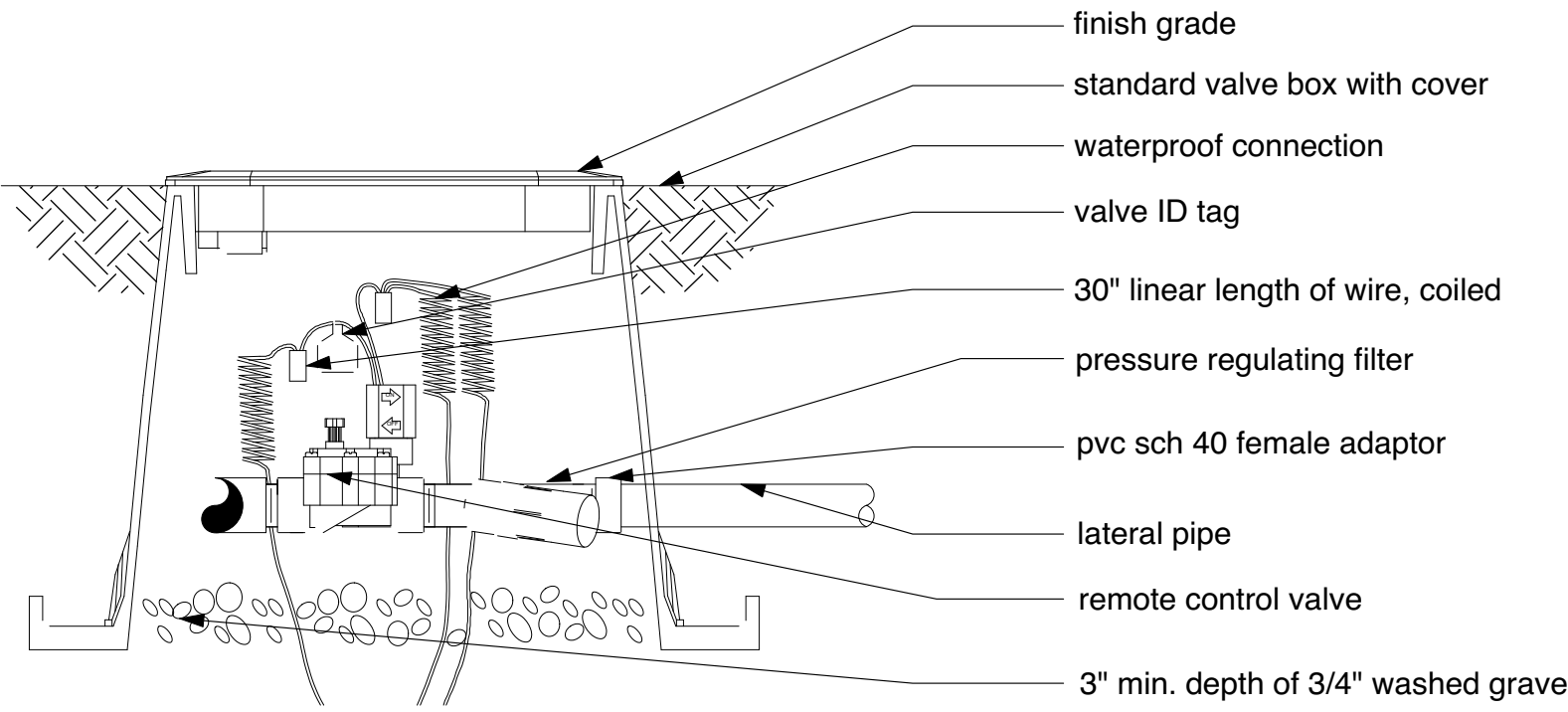
6 Pipe and Wire Below Pavement
N.T.S



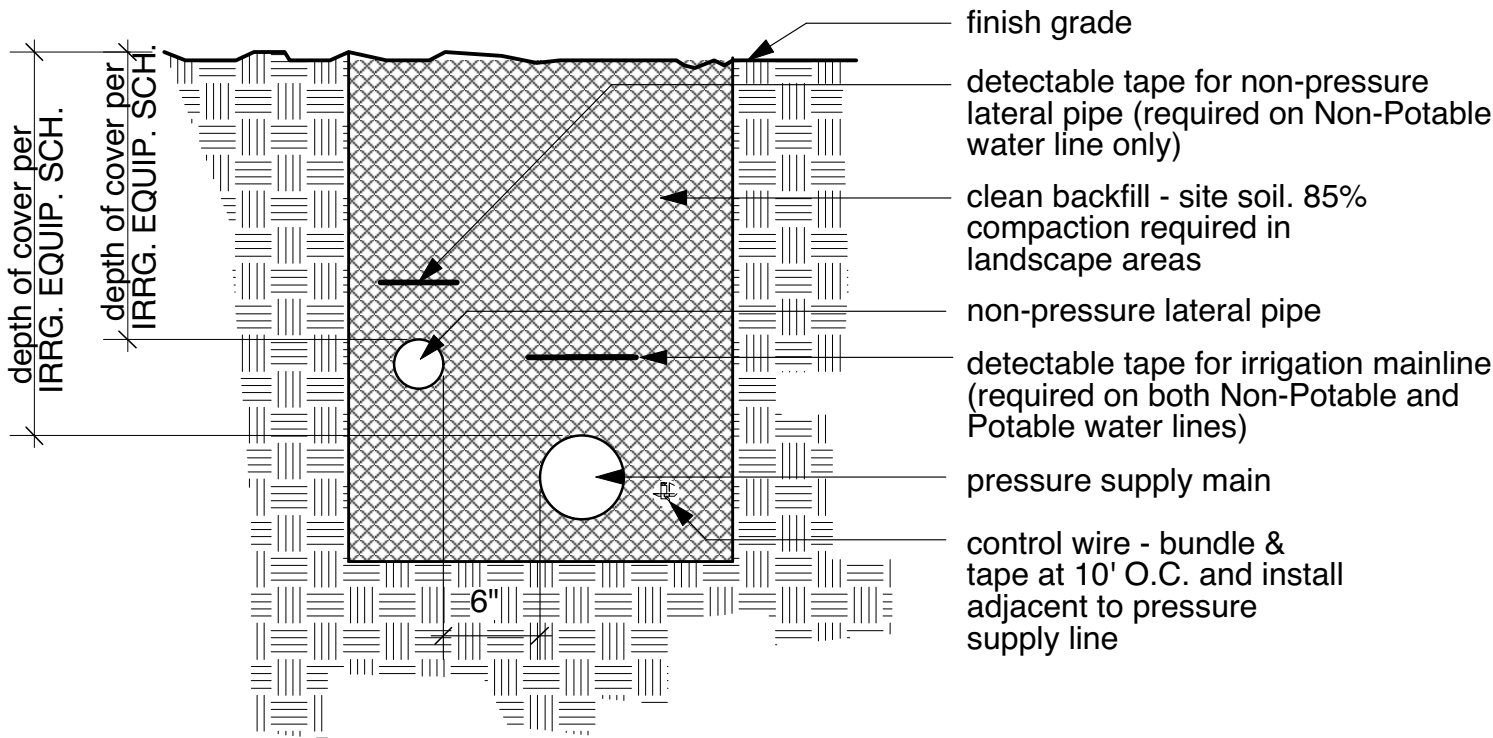
3 Typical Drip Layout
N.T.S



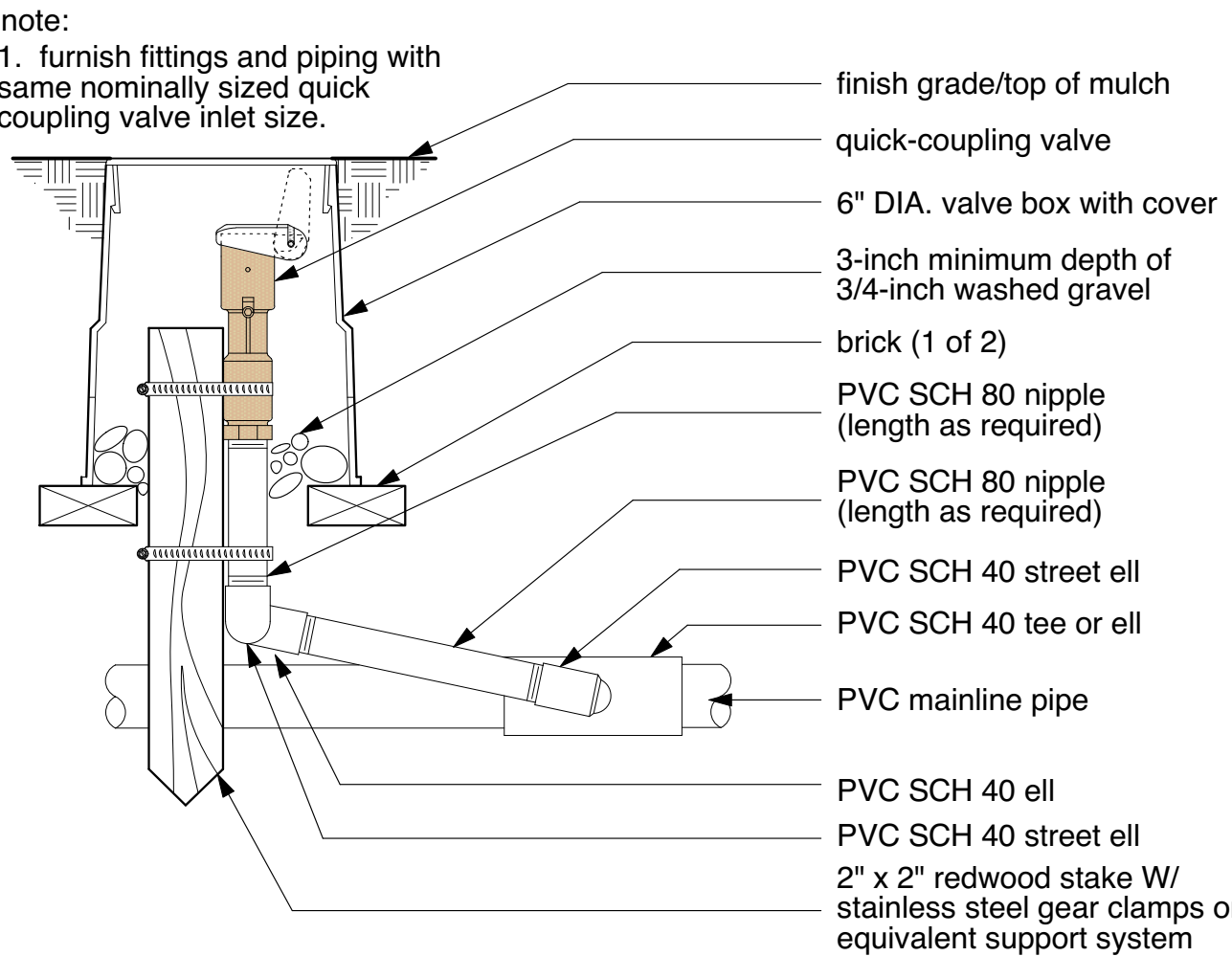
5 Air Release Valve Kit
N.T.S



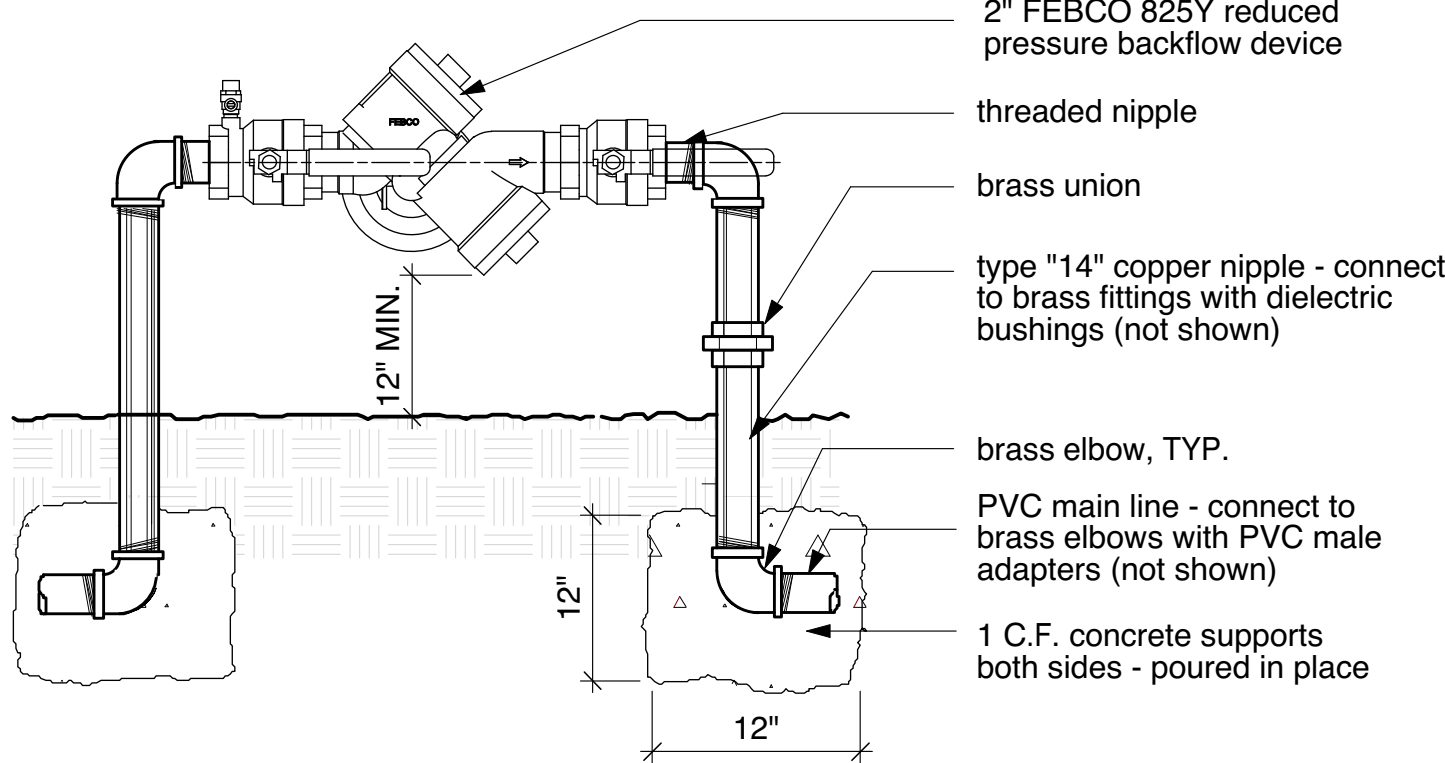
2 Drip Valve Assembly
N.T.S



7 Pipe and Wire Below Landscape
N.T.S



4 Quick Coupler
N.T.S



1 Backflow Preventer
N.T.S



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NOT FOR CONSTRUCTION



DRAWING

LANDSCAPE
IRRIGATION DETAILS

as noted

SCALE

PROJECT NUMBER 40903

L-L101

DRAWING NUMBER

GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION, PUBLISHED BY BUILDING NEWS, INC., LOS ANGELES) AS MODIFIED BY THE CITY OF SANTA BARBARA STANDARDS, AND THE NOTES THAT FOLLOW.

2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY.

3. ALL OTHER PLANS RELATING TO THE DEVELOPMENT SHOWN HEREON MUST INCORPORATE THE IMPROVEMENTS AS REQUIRED BY THESE PLANS. WORK DONE IN CONFLICT WITH THESE PLANS WILL BE SUBJECT TO REJECTION.

4. THESE PLANS ARE NOT FOR CONSTRUCTION UNLESS THESE PLANS HAVE RECEIVED PERMIT APPROVAL FROM THE CITY OF SANTA BARBARA.

5. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR GRADING, OWNER AND CONTRACTOR SHALL INITIATE A PRE-CONSTRUCTION CONFERENCE INCLUDING THE OWNER, CONTRACTOR, CITY OF SANTA BARBARA BUILDING AND PLANNING DEPARTMENTS.

6. CONTRACTOR SHALL CONSTRUCT ALL PLANTERS PER ARCHITECTURAL / LANDSCAPE PLANS, AT LOCATIONS SHOWN ON THESE PLANS.

7. CONTRACTOR SHALL COORDINATE ALL TREE REMOVALS AND PROTECT-IN-PLACE OF EXISTING TREES WITH THE LANDSCAPE ARCHITECT.

8. CONTRACTOR SHALL POSSESS A CLASS "A" CONTRACTOR'S LICENSE FOR ALL WORK IN THE PUBLIC RIGHT OF WAY AND SHALL FURNISH EVIDENCE OF THE SAME AT THE TIME THE PERMIT IS REQUESTED.

9. CONTRACTOR SHALL CONTACT CITY DEPARTMENTS AND ALL UTILITY COMPANIES TWO (2) FULL DAYS PRIOR TO EXCAVATION WORK. THE FOLLOWING ARE THE LIST OF AGENCIES AND PHONE NUMBERS:

a. CITY OF SANTA BARBARA WATER DEPT.
JOSE MARQUEZ, WATER DISTRICT SUPERINTENDENT (805) 570-9232 E-MAIL: jmarquez@sanctabarbaraca.gov

b. VERIZON TELEPHONE COMPANY
TOM SALMAN, ENGINEER-SPECIALIST (805) 964-8303 E-MAIL: tom.salman@verizon.com

c. SOUTHERN CALIFORNIA GAS COMPANY PLANNING ASSOC.
MIKE MORENO, UTILITY COORDINATOR (805) 681-8061 E-MAIL: mmoreno@semprautilities.com

d. COX COMMUNICATIONS
DOUG SCHWARZBERG, PLANNER/COORDINATOR (805) 681-3841 E-MAIL: doug.schwarzberg@cox.com

e. SOUTHERN CALIFORNIA EDISON
TOM WAGNER, SCE PLANNER (805) 683-5212 E-MAIL: thomas.h.wagner@sce.com

10. PRIOR TO START OF ANY CONSTRUCTION, OWNER OR CONTRACTOR MUST OBTAIN A "PUBLIC WORKS CONSTRUCTION PERMIT" FROM 630 GARDEN STREET, PUBLIC WORKS COUNTER FOR WORK IN CITY RIGHT OF WAY, INCLUDING TRAFFIC CONTROL AND HAUL ROUTES, IF REQUIRED.

11. THE CONTRACTOR SHALL COMPLY WITH ALL THE CONDITIONS OF THE PERMITS RELATED TO THE PROJECT.

12. VERTICAL CONTROL AND LINES AND GRADE SHOWN ON THE PLANS AND PROFILES ARE BELIEVED TO BE CORRECT FOR THE WORK SHOWN. CORRECTIONS REQUIRED BY ERRORS, OMISSIONS, OR MINOR MODIFICATIONS ARE SUBJECT TO THE APPROVAL OF THE ENGINEER AND THE CITY ENGINEER AND SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY FOR FULFILLING HIS CONTRACT.

13. CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN IN THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER'S REPRESENTATIVE.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING ADEQUATE BRACING AND SHORING FOR EXCAVATIONS, TEMPORARY STRUCTURES, AND ANY AND ALL PARTIALLY COMPLETED PORTIONS OF THE WORK. SHEETING, SHORING, BRACING OR EQUIVALENT PROTECTION FOR ALL EXCAVATIONS SHALL BE PROVIDED AS REQUIRED BY INDUSTRIAL SAFETY LAWS.

15. ALL UTILITIES INCLUDING WATER AND SEWER MAINS AND ALL SERVICE CONNECTIONS AND METER BOXES (NOT PERMITTED IN DRIVEWAY) SHALL BE COMPLETED AND THE STRUCTURAL BACKFILL OF TRENCHING TESTED FOR COMPACTION AND APPROVED BEFORE BASE, PAVING AND OTHER PERMANENT SURFACE CONSTRUCTION MAY COMMENCE. COMPACTION TESTS SHALL BE PERFORMED, AS REQUIRED BY A LABORATORY DESIGNATED BY THE OWNER.

16. CONTRACTOR SHALL FURNISH ONE COMPLETE SET OF RECORD DRAWINGS PER CITY OF SANTA BARBARA'S REQUIREMENTS.

15. ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE PROJECT AND TRANSPORTED TO A SUITABLE DISPOSAL SITE BY THE CONTRACTOR.

17. CONTRACTOR SHALL ADJUST ALL UTILITY FEATURES TO FINAL GRADES.

18. CONSTRUCTION RELATED TRUCK TRIPS SHALL NOT BE SCHEDULED DURING PEAK HOURS (7:00 A.M. TO 9:00 A.M. AND 4:00 P.M. TO 6:00 P.M.) TO HELP REDUCE TRUCK TRAFFIC ON ADJACENT STREETS AND ROADWAYS.

19. THE ROUTE OF CONSTRUCTION RELATED TRAFFIC TO BE ESTABLISHED TO MINIMIZE TRIPS THROUGH SURROUNDING RESIDENTIAL NEIGHBORHOODS.

20. CONSTRUCTION PROHIBITED ON SATURDAY, SUNDAY, HOLIDAYS AND BETWEEN THE HOURS OF 7:00 P.M. AND 7:00 A.M.

21. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER AND THE CITY PUBLIC WORKS BY PHONE AND IN WRITING UPON DISCOVERY OF, AND BEFORE DISTURBING, ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY APPROVED PLANS AND SPECIFICATIONS.

22. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT AND DURING NON-CONSTRUCTION HOURS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ALL LIABILITY AND CLAIMS, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS.

23. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO, AT CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TO THE ORIGINAL CONDITION, ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.

24. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR TEMPORARY VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL PER CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (JANUARY 2010), AND SAFETY AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, LIGHTS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL AND SAFETY.

25. THE CONTRACTOR SHALL PROTECT ADJACENT BUILDINGS AND FACILITIES TO PREVENT SETTLEMENT OF ADJACENT STRUCTURES WITH BRACING AND SHORING OR OTHER SIMILAR METHODS.

26. ALL REFERENCED SPECIFICATIONS, CODES, DRAWINGS AND DETAILS SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT OR DELINEATED IN THEIR ENTIRETY HEREON.

27. IF HAZARDOUS OR CONTAMINATED MATERIALS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER AND CONFORM TO APPLICABLE SANTA BARBARA COUNTY AND CITY CODES AND PROCEDURES FOR REMOVING THE MATERIAL. CONTACT SANTA BARBARA COUNTY PROTECTION SERVICES DEPARTMENT AT 681-5500 AND CITY ENVIRONMENTAL SERVICES AT 564-5669.

28. THE CONTRACTOR SHALL PROTECT EXISTING BUILDING AND FACILITIES TO REMAIN WITHIN THE LIMITS OF DEMOLITION. THE CONTRACTOR SHALL MINIMIZE INTERFERENCE WITH ADJACENT STRUCTURES AND PUBLIC OR PRIVATE ACCESS, AND MAINTAIN PUBLIC ACCESS TO ALL STORES AT ALL TIMES.

29. RECYCLING BINS SHALL BE PLACED ONSITE AND USED DURING ALL CONSTRUCTION ACTIVITIES.

30. IF ARCHAEOLOGICAL RESOURCES ARE ENCOUNTERED OR SUSPECTED, WORK SHALL BE HALTED OR REDIRECTED IMMEDIATELY AND THE PLANNING DIVISION SHALL BE NOTIFIED. THE ARCHAEOLOGIST SHALL ASSESS THE NATURE, EXTENT, AND SIGNIFICANCE OF ANY DISCOVERIES AND DEVELOP APPROPRIATE MANAGEMENT RECOMMENDATIONS FOR ARCHAEOLOGICAL RESOURCE TREATMENT, WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, REDIRECTION OF GRADING AND/OR EXCAVATION ACTIVITIES, CONSULTATION AND/OR MONITORING WITH A BARBAREÑO CHUMASH REPRESENTATIVE FROM THE MOST CURRENT CITY QUALIFIED BARBAREÑO CHUMASH SITE MONITORS LIST, ETC.

IF THE DISCOVERY CONSISTS OF POSSIBLE HUMAN REMAINS, THE SANTA BARBARA COUNTY CORONER SHALL BE CONTACTED IMMEDIATELY. IF THE CORONER DETERMINES THAT THE REMAINS ARE NATIVE AMERICAN, THE CORONER SHALL CONTACT THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION. A BARBAREÑO CHUMASH REPRESENTATIVE FROM THE MOST CURRENT CITY QUALIFIED BARBAREÑO CHUMASH MONITORS LIST SHALL BE RETAINED TO MONITOR ALL FURTHER SUBSURFACE DISTURBANCE IN THE AREA OF THE FIND. WORK IN THE AREA MAY ONLY PROCEED AFTER THE PLANNING DIVISION GRANTS AUTHORIZATION.

IF THE DISCOVERY CONSISTS OF POSSIBLE PREHISTORIC OR NATIVE AMERICAN ARTIFACTS OR MATERIALS, A BARBAREÑO CHUMASH REPRESENTATIVE FROM THE MOST CURRENT CITY QUALIFIED BARBAREÑO CHUMASH SITE MONITORS LIST SHALL BE RETAINED TO MONITOR ALL FURTHER SUBSURFACE DISTURBANCE IN THE AREA OF THE FIND. WORK IN THE AREA MAY ONLY PROCEED AFTER THE PLANNING DIVISION GRANTS AUTHORIZATION.
- IMPROVEMENT SPECIFICATIONS
1. ASPHALT CONCRETE SHALL BE CLASS C2 GRADE PG 64-10 FOR FINISH COURSES.

2. AGGREGATE BASE SHALL BE PER GREENBOOK STANDARD SPECIFICATIONS.

3. PRIOR TO PLACING AGGREGATE BASE COURSE, APPLY SOIL STERILANT/WEED KILLER, DISTRIBUTING THE CHEMICALS THROUGH THE FIRST 2 TO 3 INCHES OF SUBGRADE.

4. THE AGGREGATE BASE SHALL BE PLACED, SPREAD AND COMPACTED TO 95% RELATIVE COMPACTION IN ACCORDANCE WITH GREENBOOK SPECIFICATIONS.

5. HIGH DENSITY POLYETHYLENE PIPE SHALL CONFORM WITH AASHTO M294.

6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE PROJECT'S PERMIT CONDITIONS OF APPROVAL AND ABIDE BY THEIR REQUIREMENTS AS APPLICABLE.

7. GEOTECHNICAL OR GEOLOGIC REPORTS AND ANY UPDATES SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT IN THEIR ENTIRETY HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE APPLICABLE REPORTS AND ABIDE BY THEIR RECOMMENDATIONS. IF THE CONTRACTOR DETERMINES THERE IS A CONFLICT BETWEEN THESE PLANS AND THE REPORTS, CONTRACTOR SHALL PHONE AND NOTIFY IN WRITING BOTH THE PREPARER OF THESE PLANS AND THE REPORT. PRIOR TO PROCEEDING CONTRACTOR SHALL WAIT FOR A WRITTEN RESPONSE CLARIFYING THE DISCREPANCY.

8. BEFORE BEGINNING WORK, THE CONTRACTOR SHALL CONTACT THE CITY OF SANTA BARBARA, THE UTILITY COMPANIES, THE GEOTECHNICAL ENGINEER, AND THE ENGINEER OF RECORD (PENFIELD & SMITH) AND SHALL DETERMINE FROM EACH: (1) SCOPE OF WORK TO BE OBSERVED AND BY WHOM, (2) SCOPE OF TESTING, AND (3) ADVANCE NOTICE REQUIRED (MINIMUM OF 48 HOURS). DURING THE COURSE OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED PURSUANT TO ABOVE DETERMINATIONS. WORK NOT OBSERVED AND TESTED WILL BE SUBJECT TO REJECTION.

9. EXISTING PERMANENT SURVEY MONUMENTS SHOWN ON THE PLANS, INCLUDING PROPERTY CORNERS AND BENCHMARKS, SHALL BE PRESERVED BY THE CONTRACTOR OR SHALL BE TIED-OUT PRIOR TO CONSTRUCTION AND RE-SET AFTER CONSTRUCTION BY A LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE. (SEE SURVEY MONUMENTATION NOTE ON THIS SHEET)

10. IF NOT DIMENSIONED, LOCATION OF FINISH GRADE ELEVATIONS AND FEATURES SUCH AS SWALES, RIDGE LINES, ETC. SHALL BE DETERMINED BY SCALE FROM KNOWN POINTS SHOWN ON THE PLANS. UNIFORM GRADIENTS OR VERTICAL CURVES, AS APPROPRIATE, SHALL BE ASSUMED BETWEEN CONTROL ELEVATIONS SHOWN ON THE PLANS.

11. AREAS TO RECEIVE FILL MATERIAL AND AREAS TO RECEIVE BUILDINGS, WALLS, PAVEMENT, SIDEWALKS AND OTHER STRUCTURAL IMPROVEMENTS SHALL BE PREPARED AS RECOMMENDED BY, AND UNDER THE OBSERVATION AND TESTING OF THE GEOTECHNICAL ENGINEER. RECOMMENDATIONS FOR OVEREXCAVATION, ADDITIONAL SCARIFICATION, BACKFILL AND RECOMPACTION ARE CONTAINED IN THE SOILS REPORT REFERENCED IN THE GENERAL NOTES.

12. THESE PLANS SHOWS THE MINIMUM REQUIREMENTS FOR EROSION CONTROL. CONTRACTOR SHALL CONSTRUCT ADEQUATE EROSION CONTROL MEASURES TO PREVENT SILT AND DEBRIS FROM EXITING THE CONSTRUCTION SITE AND/OR ENTERING THE STORM DRAIN SYSTEM.

13. CONTRACTOR SHALL ROUTINELY INSPECT AND MAINTAIN ALL EROSION CONTROL DEVICES TO ENSURE THEY ARE IN WORKING CONDITION, AND SATISFACTORY TO THE GOVERNING AGENCIES' REQUIREMENTS.

14. CONTRACTOR SHALL CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE, USING MIN. 30' LONG BY 20' WIDE SHAKER PLATES ACROSS THE ENTRANCE AT LOCATION TO BE DETERMINED BY CONTRACTOR AND APPROVED BY OWNER.

15. CONSTRUCT ON-SITE TEMPORARY MACHINE/VEHICLE WASH-OUT AREA, AND LEGALLY DISPOSE OF DEBRIS/SILTS OFF-SITE.
- EXISTING UTILITIES
1. ANY UNDERGROUND UTILITIES AND SUBSTRUCTURES AS SHOWN HEREON WERE TAKEN FROM THE BEST AVAILABLE SOURCES AND ARE PRESUMED TO BE ACCURATE AND COMPLETE, BUT SINCE THE INFORMATION WAS OBTAINED FROM OTHERS, THE OFFICE OF PENFIELD & SMITH CANNOT GUARANTEE SAID INFORMATION AS BEING ACCURATE.

2. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT TWO (2) FULL DAYS IN ADVANCE OF COMMENCING CONSTRUCTION AT 811.

3. CONTRACTOR IS ADVISED THAT THE LOCATION OF UNDERGROUND UTILITY SYSTEMS AND SUBSTRUCTURES HAVE NOT BEEN ESTABLISHED. CONTRACTOR IS TO COORDINATE WITH THE OWNER TO VERIFY SUCH LOCATIONS AND PORTIONS TO BE PROTECTED.

4. CONTRACTOR SHALL INDEPENDENTLY VERIFY THE PRESENCE OF BURIED CONDUITS AND STRUCTURES. BOTH ACTIVE AND ABANDONED-IN-PLACE AND, BEFORE COMMENCING WORK, CONTRACTOR SHALL DETERMINE THE EXACT LOCATION INCLUDING DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES, INCLUDING SERVICE CONNECTIONS, WHICH MAY AFFECT OR BE AFFECTED BY CONTRACTOR'S OPERATIONS. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES.

5. UPON ENCOUNTERING EXISTING BURIED CONDUITS OR STRUCTURES, CONTRACTOR SHALL NOTIFY THE OWNER OF THE CONDUIT OR STRUCTURE BY PHONE AND IN WRITING. IF SUCH CONDUIT OR STRUCTURE AFFECTS OR IS AFFECTED BY THE WORK, CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION AND DIRECTION BEFORE PROCEEDING WITH THE WORK, EXCEPTING THAT IN AN EMERGENCY AFFECTING SAFETY OF LIFE, WORK OR ADJACENT PROPERTY, CONTRACTOR SHALL ACT AT ONCE WITHOUT INSTRUCTIONS TO PREVENT INJURY OR LOSS.
- ACCESSIBILITY NOTES
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH 2013 CALIFORNIA BUILDING CODE ACCESSIBILITY REQUIREMENTS.

2. HORIZONTAL SLOPES WITHIN PEDESTRIAN PATHS OF TRAVEL SHALL BE NO GREATER THAN 2-PERCENT.

3. LONGITUDINAL SLOPES WITHIN PEDESTRIAN PATHS OF TRAVEL SHALL BE NO GREATER THAN 4.9-PERCENT (UNLESS SPECIFICALLY SHOWN OTHERWISE ON PLANS).

4. THE CONTRACTOR SHALL VERIFY ANY DISCREPANCIES WITH CROSS SLOPE/LONGITUDINAL SLOPE LIMITATIONS PRIOR TO PLACEMENT OF CONCRETE, AND BRING TO THE IMMEDIATE ATTENTION OF THE ENGINEER FOR REMEDIATION.
- SURVEY NOTES
1. TOPOGRAPHIC MAP FOR NEW ADMINISTRATION BUILDING COMPLETED BY MNS ENGINEERS INC., REVISED: APRIL 30, 2015

2. HORIZONTAL DATUM: CCS83, 1991.35 EPOCH

3. CONTROL: STATIONS 2000 AND 2001 PER RS BOOK 170, PAGE 48 REOORDS OF SANTA BARBARA COUNTY.

4. VERTICAL DATUM: NAVD88

5. CONTROL: NGS MONUMENT EW3791, ELE: 62.827 (U.S. SURVEY FEET)
- CIVIL SHEET INDEX
- GRADING & DRAINAGE PLANS
G1 GENERAL NOTES
G2 PLAN, 1 OF 2
G3 PLAN, 2 OF 2
G4 DETAILS
- UTILITY PLANS
U1 GENERAL NOTES
U2 PLAN
U3 DETAILS, 1 OF 2
U4 DETAILS, 2 OF 2
- EROSION CONTROL PLANS
EC1 PLAN
EC2 DETAILS
- LEGEND
- | ABBREVIATIONS | ABBREVIATIONS |
|---|---|
| AC ASPHALTIC CONCRETE
AD AREA DRAIN
A.D. ALGEBRAIC DIFFERENCE
AIR-VAC AIR-VACUUM VALVE
AW ABANDONED WATERLINE
B.B. BERRY BUSH
BC BEGIN OF CURVE
BCR BEGIN CURB RETURN
BCC BEGIN COMPOUND CURB
BRC BEGIN REVERSE CURVE
BVC BEGIN VERTICAL CURVE
BLDG BUILDING
BLK BLOCK
BO BLOW-OFF
CHW CHILLED WATER PIPE
C/L CENTERLINE OR CONSTRUCTION LAYOUT LINE
CLF CHAIN LINK FENCE
CNC CONCRETE
C.O. CLEANOUT
CONC CONCRETE
COND CONDITIONER
CONF. CONFERENCE
DDCA DOUBLE CHECK DETECTOR ASSY.
DEC DECIDUOUS TREE
DI DROP INLET
DIA DIAMETER
EC END OF CURVE
EOR END CURB RETURN
EL ELEVATION
ELEC ELECTRIC
EMH ELECTRIC MANHOLE
EP EDGE OF PAVEMENT
EUC EUCALYPTUS
EV ELECTRIC VAULT
EVC END VERTICAL CURVE
EX EXISTING
FL FLOW LINE
FH FIRE HYDRANT
FNC FENCE
FS FINISH SURFACE
FF FINISH FLOOR
FTG FOOTING
GB GRADE BREAK
GV GAS VALVE
HB HOSE BIBB
HP HIGH POINT
INV INVERT
IRRIGATION CONTROL VALVE
IRR IRRIGATION
LT LEFT
MON MONITORING
N'LY NORTHERLY
N'W'LY NORTHWESTERLY
NIC NOT IN CONTRACT
O.C. OVERHEAD ELECTRIC
OHE OVERHEAD TELEPHONE
OHT PLANTER
PA PULL BOX
PB POINT ON CURVE
POC POWER POLE
PP POINT OF REVERSE CURVE
PRC POLYVINYL CHLORIDE
PVC POINT OF VERTICAL INTERSECTION
PVI REINFORCED CONCRETE PIPE
RCP RETAINING
RET RIGHT OF WAY
ROW REDUCED PRESSURE BACKFLOW ASSY.
RP RIGHT
RT RECLAIMED WATER
RW RECLAIMED WATER
ROW SOUTHEASTERLY
S'ELY SEWER CLEAN OUT
SCO STORM DRAIN
SD STORM DRAIN
SDMH STORM DRAIN MANHOLE
SMH SEWER MANHOLE
STA STATION
STLT STREET LIGHT
SWS SOLID WHITE STRIPE
SVS SERVICES
TO TOP OF CURB
TG TOP OF GRATE
TEL TELEPHONE
TMH TELEPHONE MANHOLE
TP TOP OF PAVEMENT
TRANSFORMER
TS TRAFFIC SIGNAL
TYP. TYPICAL | "X" TOP OF CURB "X"
UG UNDERGROUND
UTIL UTILITY
VCP VITRIFIED CLAY PIPE
VLV VALVE
W/ WITH
WLY WESTERLY
WM WATER METER
WR WATER RISER
WS WATER SERVICE
WUM WATER UTILITY MARK
WV WATER VALVE

LINETYPES
----- EXISTING FENCE
----- EXISTING RETAINING WALL
-----SD" RCP EXISTING STORM DRAIN
-----W EXISTING WATER MAIN
-----E EXISTING ELECTRICAL LINE MAIN
-----T EXISTING TELECOMMUNICATION LINE
-----E&T EXISTING ELECTRICAL & TELECOMMUNICATION LINES
-----S EXISTING SANITARY SEWER LINE
-----RW EXISTING RECLAIMED WATERLINE
-----G EXISTING GAS LINE
-----TR EXISTING TRAFFIC SIGNAL CONDUIT
-----AW ABANDONED WATERLINE
-----IRR EXISTING IRRIGATION LINE
-----COMM EXISTING COMMUNICATIONS LINE
----- EXISTING RIGHT-OF-WAY
----- EXISTING BOUNDARY
----- PROPOSED RIGHT OF WAY
-----SD PROPOSED CONTOURS
----- CENTERLINE OR CONSTRUCTION LAYOUT LINE
-----GB SAWCUT LINE
----- GRADE BREAK

SYMBOLS
• AREA DRAIN
■ CATCH BASIN/DROP INLET
○ CLEANOUT
□ ELECTRIC PULLBOX
⚡ FIRE HYDRANT
➡ FLOW DIRECTION
♿ HANDICAP ACCESS
🚰 HOSE BIBB
⚙ IRRIGATION CONTROL VALVE
☼ STREET LIGHT
• MANHOLE
⊕ POST OR POLE
♣ SIGN
16.8 SPOT ELEVATION
x 7.9 SPOT ELEVATION
☼ SPRINKLER HEAD
⊕ STREET LIGHT
⊕ STREET LIGHT

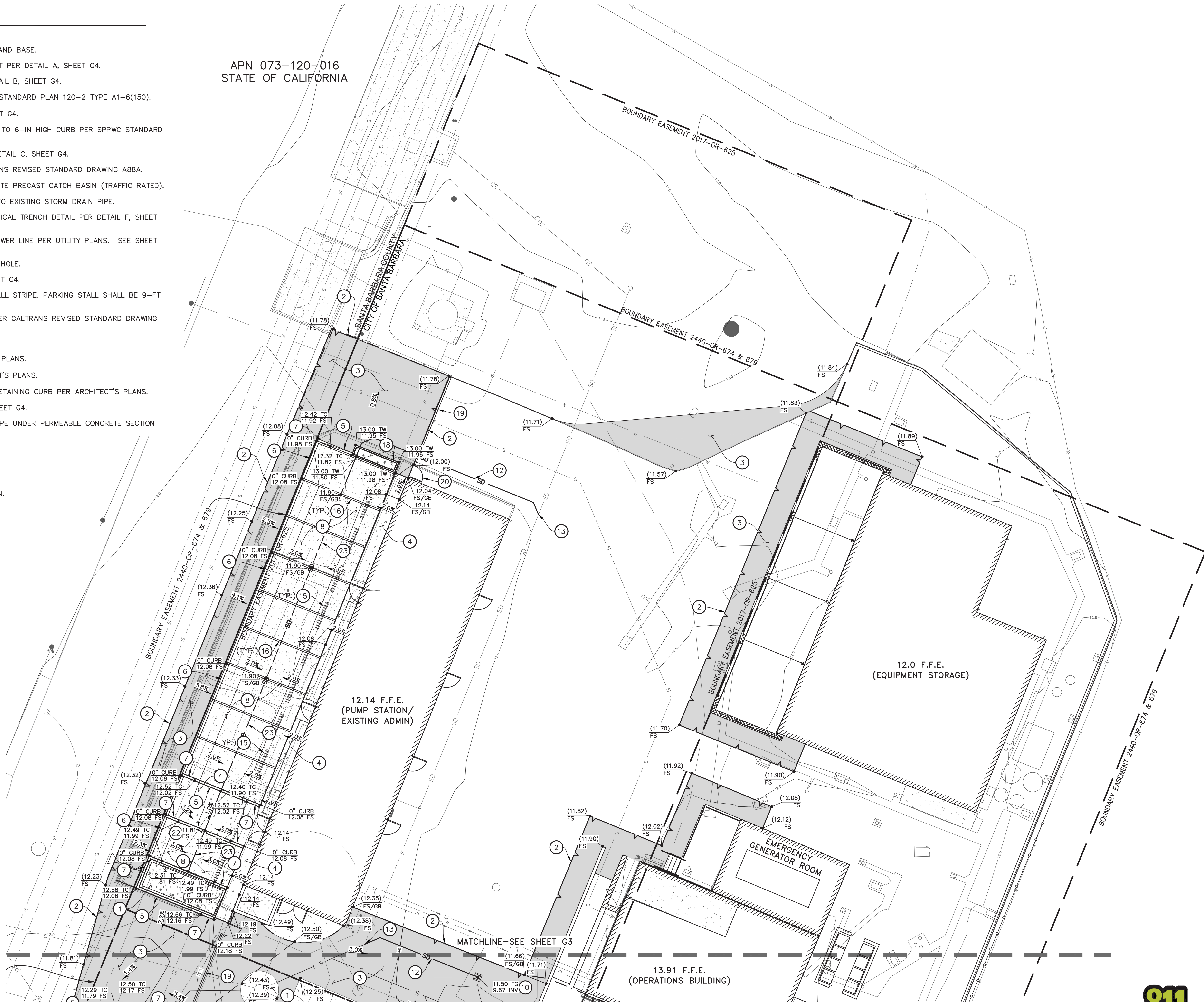
WATER ASSEMBLY
• WATER VALVE
⊕ POWER POLE
• GUY ANCHOR
⚙ POTHOLE LOCATION
ELEVATION FROM AERIAL SURVEY
ELEVATION FROM FIELD SURVEY
TREE DRIPLINE
TRAFFIC SIGNAL POLE FOUNDATION

ASPHALT CONCRETE
PC CONCRETE
BUILDING
PERMEABLE PAVERS
SAWCUT LINE
FLOW LINE
STORM DRAIN PIPE
SEWER PIPE
WATERLINE
CONCRETE CATCH BASIN
ATRIUM GRATE DRAIN |
-
- UCSB Campus
Parking Lot 32
Santa Barbara, CA 93106
(p) 805 968-2617 (f) 805 562-8987
- GWSD SITE
-
-
- 2646 Santa Maria Way, Suite 107
Santa Maria CA
www.stantec.com
- The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.
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- | ISSUED | REV | DATE |
|---|-----|--------------|
| DART Submittal | | 15 May 2015 |
| Site Development Plan 1 | | 23 June 2015 |
| 30% Schematic Design | | 30 Oct. 2015 |
| Pre-App & Architectural Board of Review Submittal | | 23 Apr. 2016 |
| Architectural Board of Review Submittal | | 25 Jan. 2017 |
| Architectural Board of Review Submittal | | 03 July 2017 |
| Building Commercial Plan Submittal | | 04 Dec. 2017 |
| | | |
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| | | |
-
- GOLETA WEST
SANITARTY DISTRICT
- ADMINISTRATION BUILDING
- CIVIL IMPROVEMENT PLANS
- DRAWING
- GRADING & DRAINAGE
GENERAL NOTES
- As indicated
- SCALE 2064021501
- PROJECT NUMBER
- DRAWING NUMBER
-
- G1
- CAUTION
- CONTRACTOR SHALL POTHOLE AND VERIFY ALL EXISTING UTILITIES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL PROPOSE ANY HORIZONTAL REALIGNMENT AND/OR VERTICAL ADJUSTMENT FOR UTILITY DESIGN TO THE CITY AND OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION AND NO ADDITIONAL COST TO THE PROJECT.
- A SEPARATE PUBLIC WORKS
PERMIT IS REQUIRED FOR ALL
WORK IN THE PUBLIC RIGHT
-OF-WAY
- \\s1\72761\work\gw2016a\active\2064021501\21501\Goleta Civil Improvement Plans\2064021501_1116.dwg
2017/11/20 11:32 AM By: Postmore, Gwenni

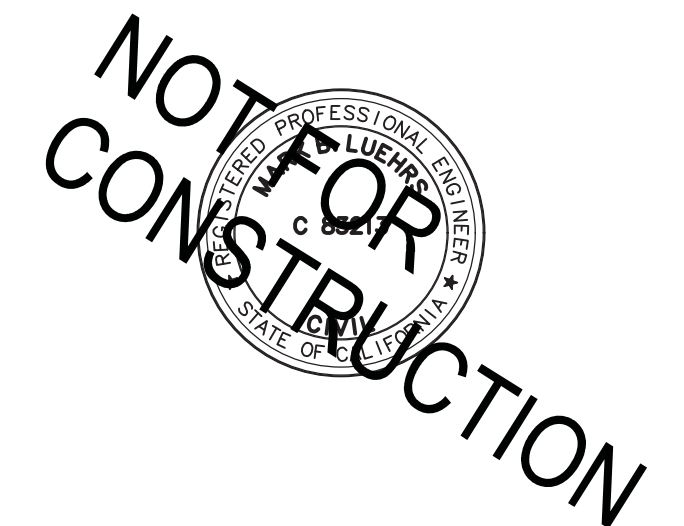
CONSTRUCTION NOTES

1. PROTECT IN PLACE.
2. SAWCUT AND REMOVE EXISTING ASPHALT AND BASE.
3. CONSTRUCT ASPHALT CONCRETE PAVEMENT PER DETAIL A, SHEET G4.
4. CONSTRUCT CONCRETE WALKWAY PER DETAIL B, SHEET G4.
5. CONSTRUCT CONCRETE CURB PER SPPWC STANDARD PLAN 120-2 TYPE A1-6(150).
6. CONSTRUCT 0" CURB PER DETAIL D, SHEET G4.
7. CONSTRUCT CURB TRANSITION FROM 0-IN TO 6-IN HIGH CURB PER SPPWC STANDARD PLAN 120-2 TYPE A1-6(150).
8. CONSTRUCT PERMEABLE CONCRETE PER DETAIL C, SHEET G4.
9. CONSTRUCT CURB RAMP PER PER CALTRANS REVISED STANDARD DRAWING A88A.
10. PROVIDE 12-IN SQUARE MIDSTATE CONCRETE PRECAST CATCH BASIN (TRAFFIC RATED).
11. PROVIDE NEW CATCH BASIN CONNECTION TO EXISTING STORM DRAIN PIPE.
12. PROVIDE 4-IN PVC STORM DRAIN PER TYPICAL TRENCH DETAIL PER DETAIL F, SHEET G4. MINIMUM PIPE SLOPE 0.5%.
13. PROVIDE STORM DRAIN CONNECTION TO SEWER LINE PER UTILITY PLANS. SEE SHEET U2.
14. CONNECT 4-IN PVC STORM DRAIN TO MANHOLE.
15. PROVIDE WHEEL STOP PER DETAIL E, SHEET G4.
16. PROVIDE 4-INCH WIDE WHITE PARKING STALL STRIPE. PARKING STALL SHALL BE 9-FT WIDE UNLESS NOTED OTHERWISE.
17. PROVIDE ACCESSIBLE PARKING STRIPING PER CALTRANS REVISED STANDARD DRAWING A90A.
18. PLANTER PER ARCHITECT'S PLANS.
19. INSTALL ROLLING GATES PER ARCHITECT'S PLANS.
20. PROVIDE PEDESTRIAN GATE PER ARCHITECT'S PLANS.
21. INSTALL 6' VIEW FENCE WITH CONCRETE RETAINING CURB PER ARCHITECT'S PLANS.
22. INSTALL CURB OPENING PER DETAIL G, SHEET G4.
23. PROVIDE 4-IN SDR35 PVC PERFORATED PIPE UNDER PERMEABLE CONCRETE SECTION PER DETAIL C, SHEET G4.
24. PROVIDE 4-IN PVC CROSS FITTING.
25. REMOVE EXISTING STORM DRAIN.
26. REMOVE EXISTING CATCH BASIN.
27. CAP AND ABANDON EXISTING STORM DRAIN.

APN 073-120-016
STATE OF CALIFORNIA



ISSUED	REV	DATE
DART Submittal		15 May 2015
Site Development Plan 1		23 June 2015
30% Schematic Design		30 Oct. 2015
Pre-App & Architectural Board of Review Submittal		23 Apr. 2016
Architectural Board of Review Submittal		25 Jan. 2017
Architectural Board of Review Submittal		03 July 2017
Building Commercial Plan Submittal		04 Dec. 2017



GOLETA WEST
SANITARY DISTRICT

ADMINISTRATION BUILDING

CIVIL IMPROVEMENT PLANS

DRAWING

GRADING & DRAINAGE
PLAN, 2 OF 2

As indicated

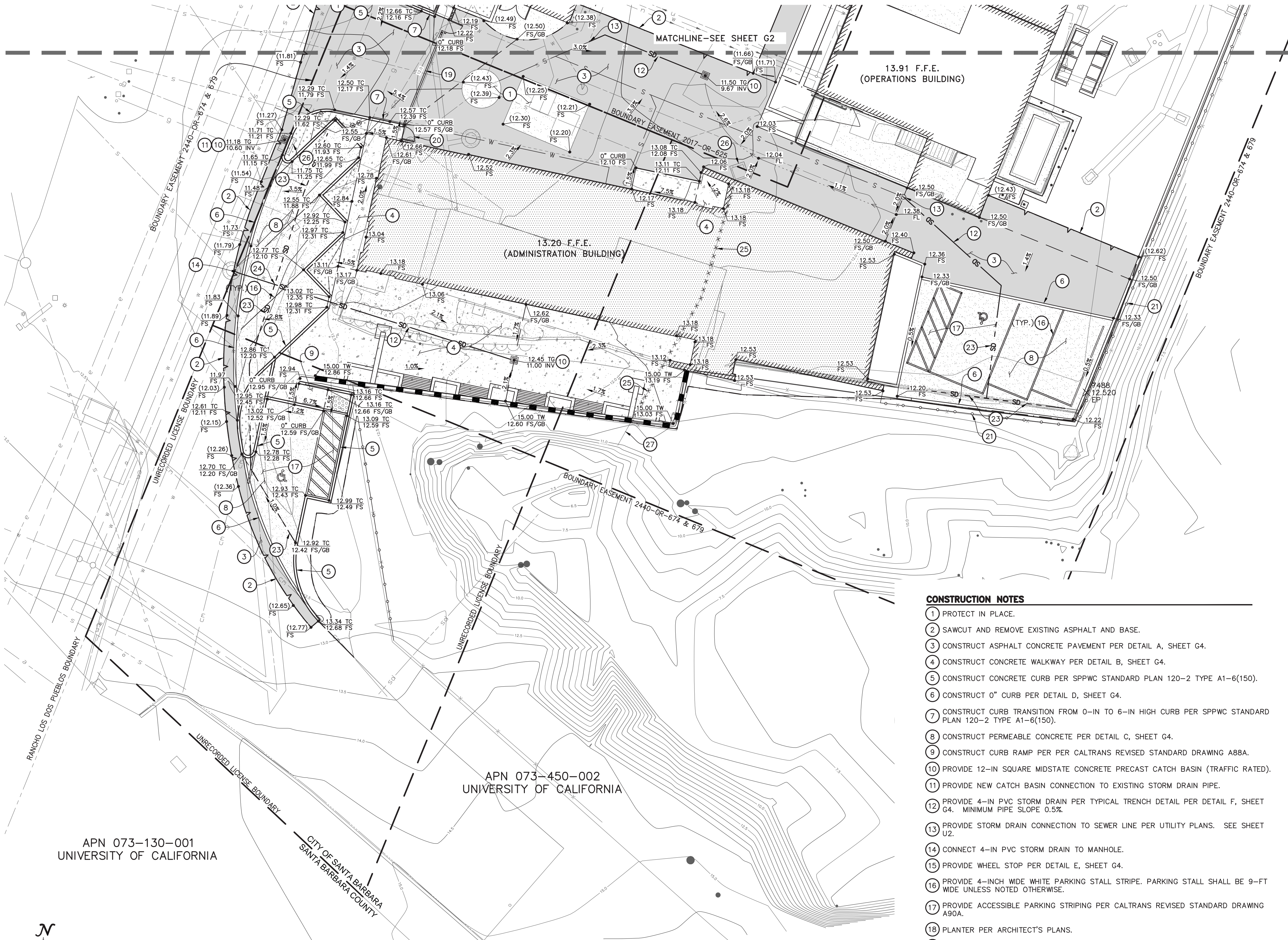
SCALE 2064021501

PROJECT NUMBER

DRAWING NUMBER



Know what's below.
Call before you dig.



CONSTRUCTION NOTES

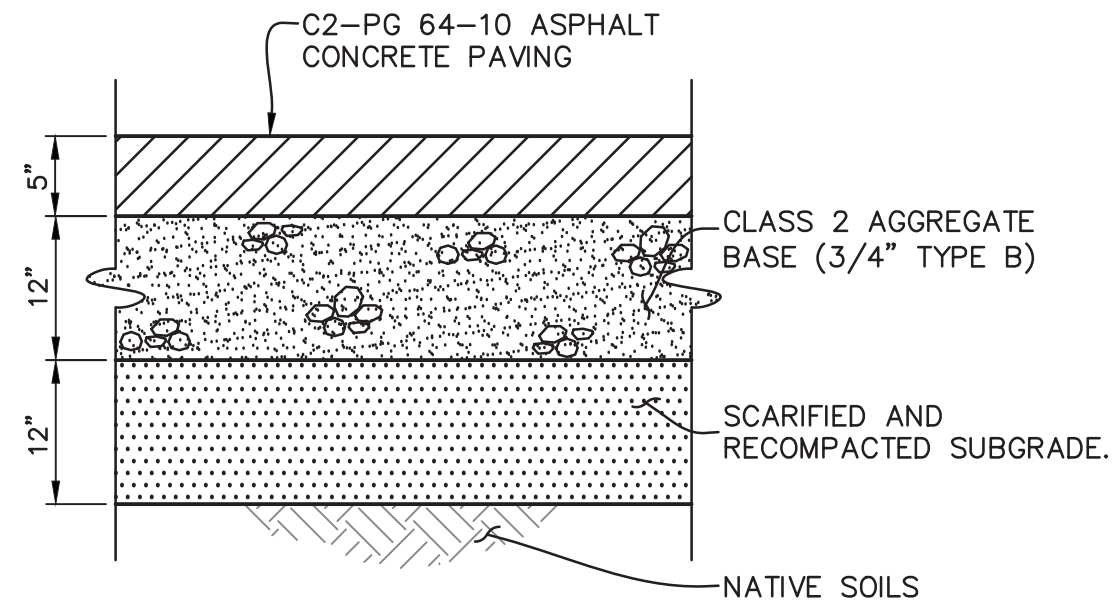
- 1 PROTECT IN PLACE.
- 2 SAWCUT AND REMOVE EXISTING ASPHALT AND BASE.
- 3 CONSTRUCT ASPHALT CONCRETE PAVEMENT PER DETAIL A, SHEET G4.
- 4 CONSTRUCT CONCRETE WALKWAY PER DETAIL B, SHEET G4.
- 5 CONSTRUCT CONCRETE CURB PER SPPWC STANDARD PLAN 120-2 TYPE A1-6(150).
- 6 CONSTRUCT 0" CURB PER DETAIL D, SHEET G4.
- 7 CONSTRUCT CURB TRANSITION FROM 0-IN TO 6-IN HIGH CURB PER SPPWC STANDARD PLAN 120-2 TYPE A1-6(150).
- 8 CONSTRUCT PERMEABLE CONCRETE PER DETAIL C, SHEET G4.
- 9 CONSTRUCT CURB RAMP PER PER CALTRANS REVISED STANDARD DRAWING A88A.
- 10 PROVIDE 12-IN SQUARE MIDSTATE CONCRETE PRECAST CATCH BASIN (TRAFFIC RATED).
- 11 PROVIDE NEW CATCH BASIN CONNECTION TO EXISTING STORM DRAIN PIPE.
- 12 PROVIDE 4-IN PVC STORM DRAIN PER TYPICAL TRENCH DETAIL PER DETAIL F, SHEET G4. MINIMUM PIPE SLOPE 0.5%.
- 13 PROVIDE STORM DRAIN CONNECTION TO SEWER LINE PER UTILITY PLANS. SEE SHEET U2.
- 14 CONNECT 4-IN PVC STORM DRAIN TO MANHOLE.
- 15 PROVIDE WHEEL STOP PER DETAIL E, SHEET G4.
- 16 PROVIDE 4-INCH WIDE WHITE PARKING STALL STRIPE. PARKING STALL SHALL BE 9-FT WIDE UNLESS NOTED OTHERWISE.
- 17 PROVIDE ACCESSIBLE PARKING STRIPING PER CALTRANS REVISED STANDARD DRAWING A90A.
- 18 PLANTER PER ARCHITECT'S PLANS.
- 19 INSTALL ROLLING GATES PER ARCHITECT'S PLANS.
- 20 PROVIDE PEDESTRIAN GATE PER ARCHITECT'S PLANS.
- 21 INSTALL 6' VIEW FENCE WITH CONCRETE RETAINING CURB PER ARCHITECT'S PLANS.
- 22 INSTALL CURB OPENING PER DETAIL G, SHEET G4.
- 23 PROVIDE 4-IN SDR35 PVC PERFORATED PIPE UNDER PERMEABLE CONCRETE SECTION PER DETAIL C, SHEET G4.
- 24 PROVIDE 4-IN PVC CROSS FITTING.
- 25 REMOVE EXISTING STORM DRAIN.
- 26 REMOVE EXISTING CATCH BASIN.
- 27 CAP AND ABANDON EXISTING STORM DRAIN.



SCALE: 1"=10'
0 10 20 30

*VERTICAL DATUM: NAVD88

\\s3\372401\workspace\206402\action\206402\501\21501\locos\Call Improvement Plans\206402\501_details.dwg
2017/12/01 11:30 AM By: Poornima Ganeti

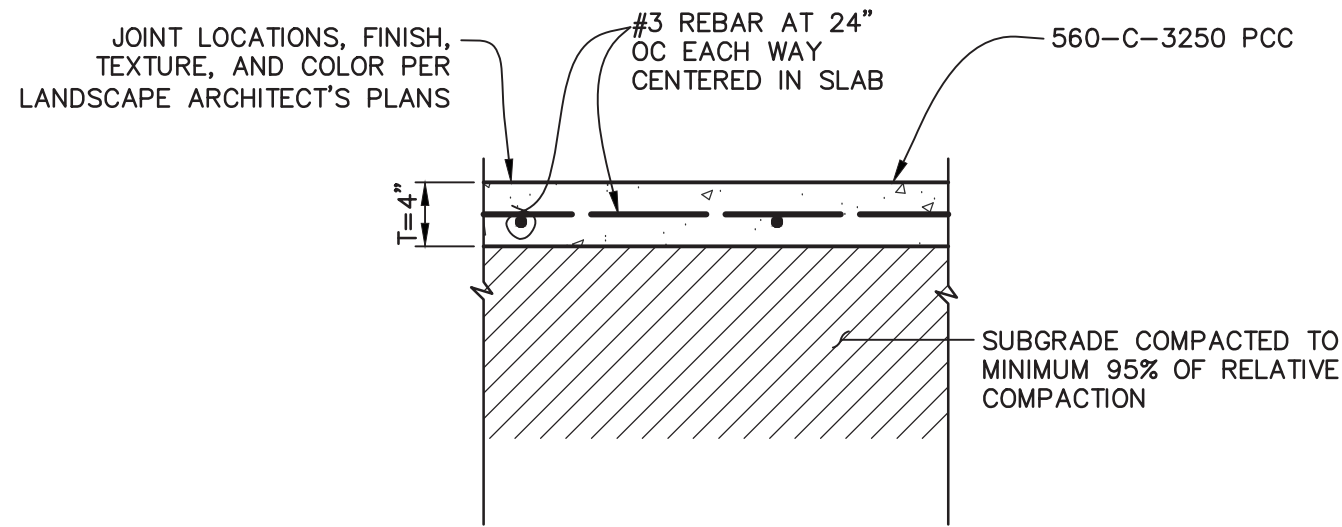


NOTES:

1. ASPHALT CONCRETE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
2. AGGREGATE BASE AND SUBGRADE SOILS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
3. STRUCTURAL SECTIONS SHOWN ARE PRELIMINARY. R-VALUE TESTS SHALL BE PERFORMED AT THE COMPLETION OF GRADING TO DETERMINE FINAL STRUCTURAL SECTION.
4. REDWOOD HEADERS SHALL BE INSTALLED WHERE THE OUTER EDGE OF ASPHALT CONCRETE PAVEMENT MEETS EXISTING GROUND.

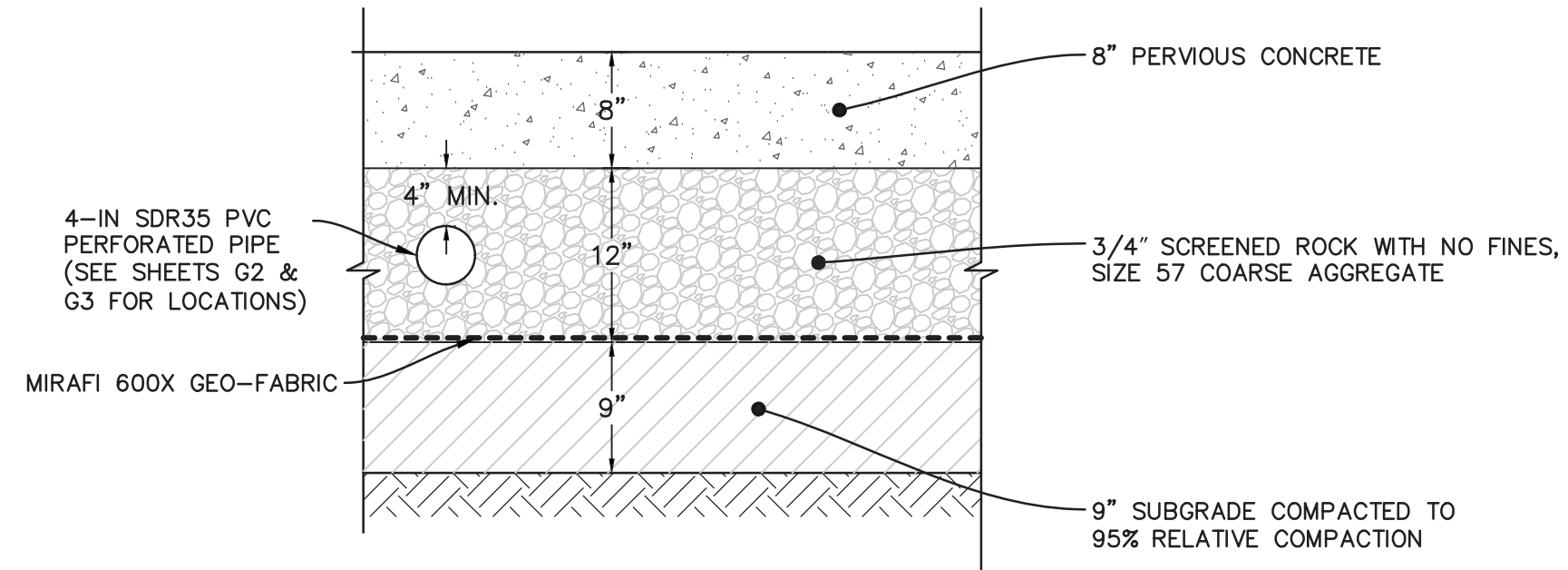
STRUCTURAL SECTION TABLE	
	DRIVEWAY AREAS
TRAFFIC INDEX	8
AC	5"
BASE	12"
SUBGRADE	12"

BASED ON PRELIMINARY R-VALUE OF 24



NOTES:

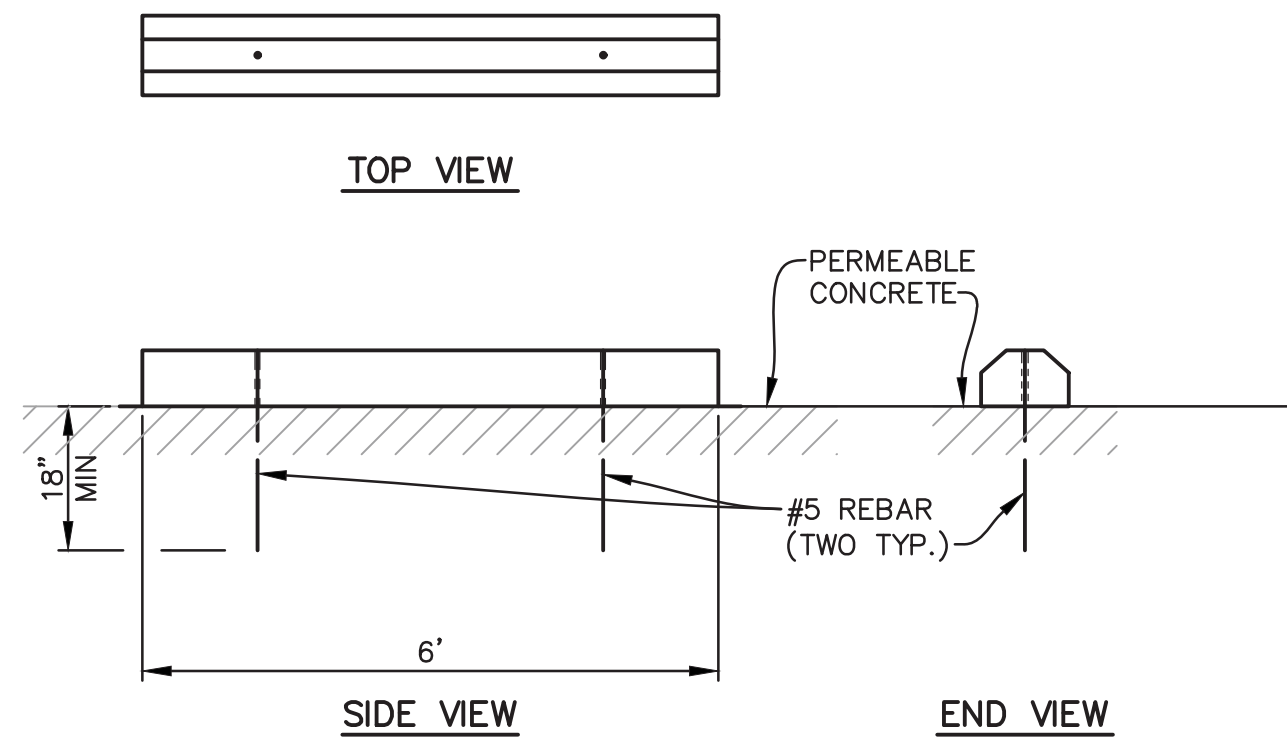
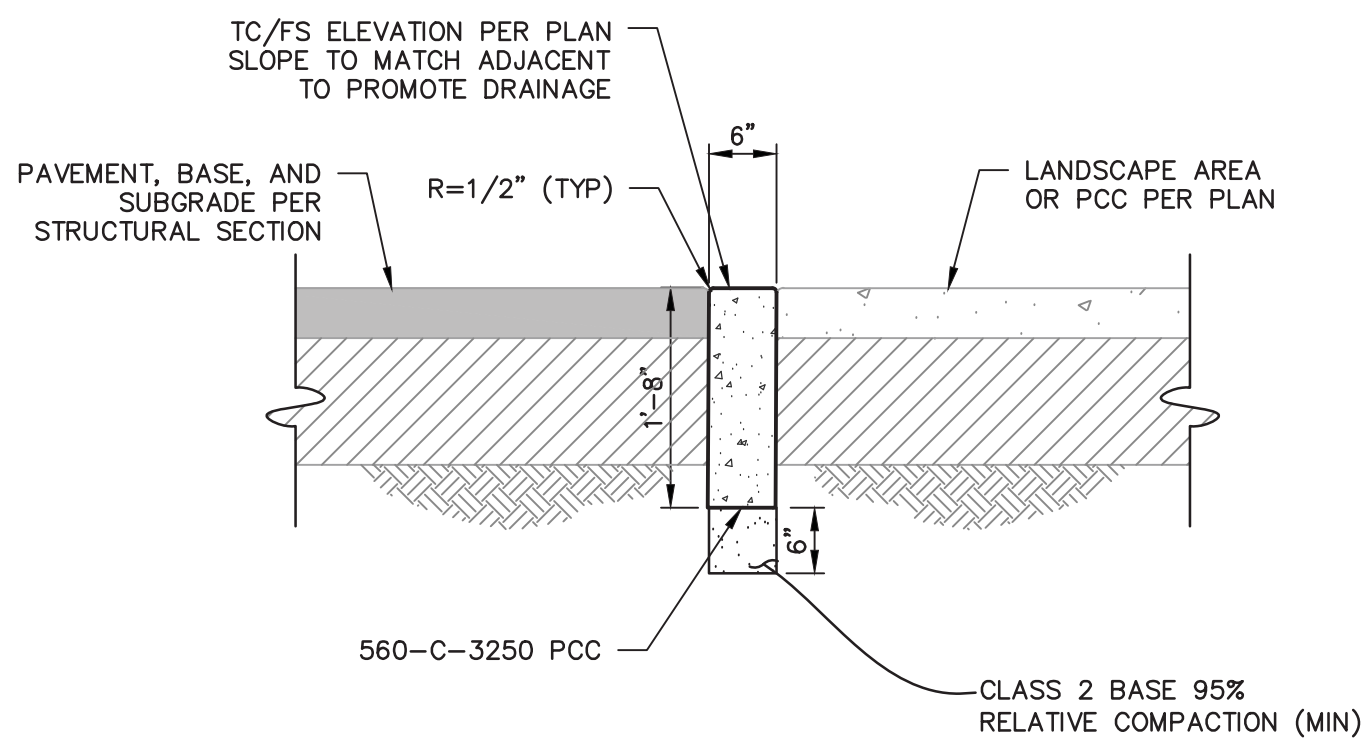
1. FINAL SECTION TO BE DETERMINED BASED ON APPROVED SOILS REPORT.
2. SAWCUT OR TOOLED CONTROL JOINTS = 5' MAX O.C. E.W. PER DETAIL "G", THIS SHEET. WHERE THE LONGITUDINAL SLOPE OF THE SIDEWALK EXCEEDS 5.0%, THE CONCRETE FINISH SHALL BE SLIP-RESISTANT IN ACCORDANCE WITH SSPWC SECTION 303-1.9.



ASPHALT CONCRETE PAVEMENT

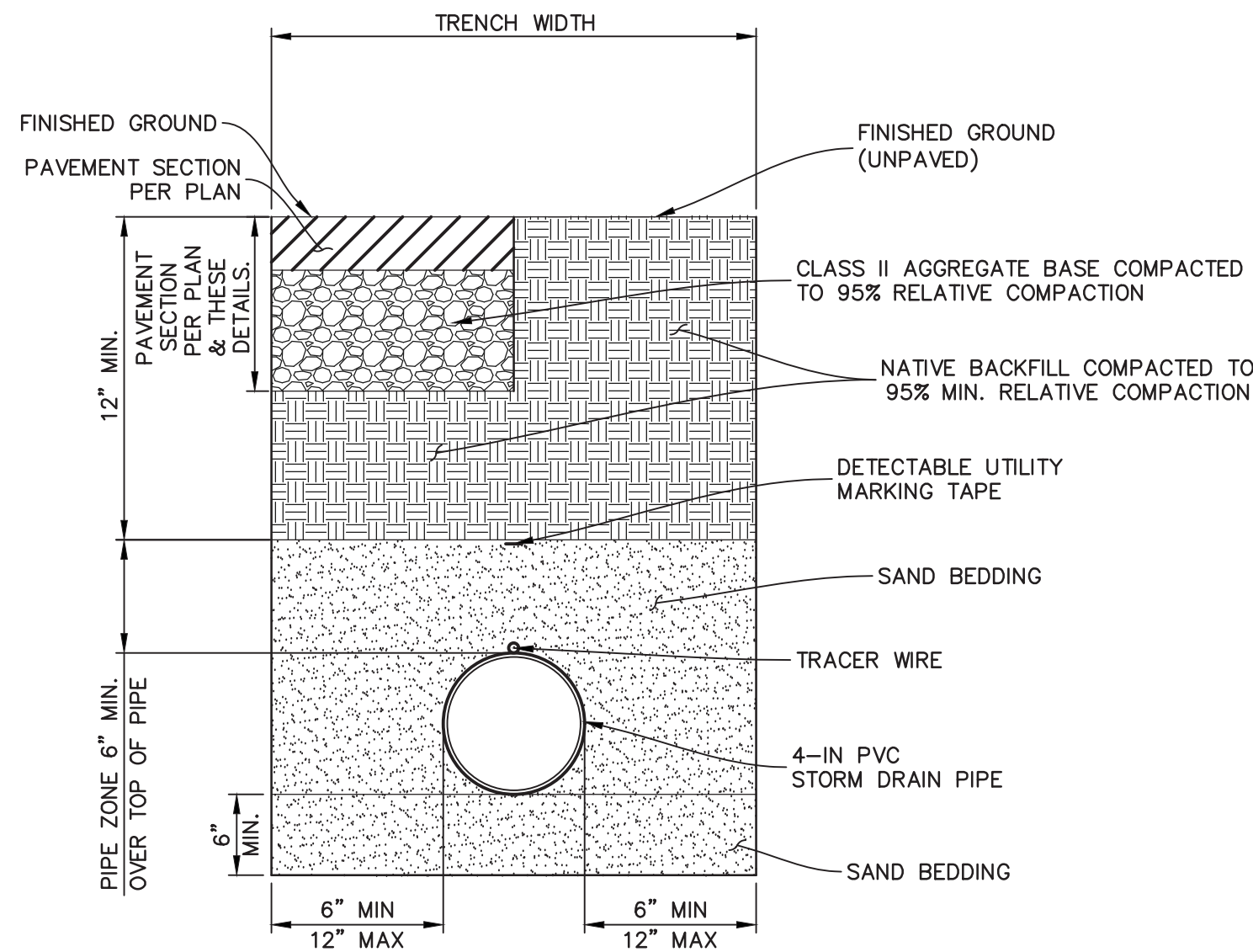
P.C.C. CONCRETE WALKWAY

PERMEABLE CONCRETE PAVEMENT



NOTES:

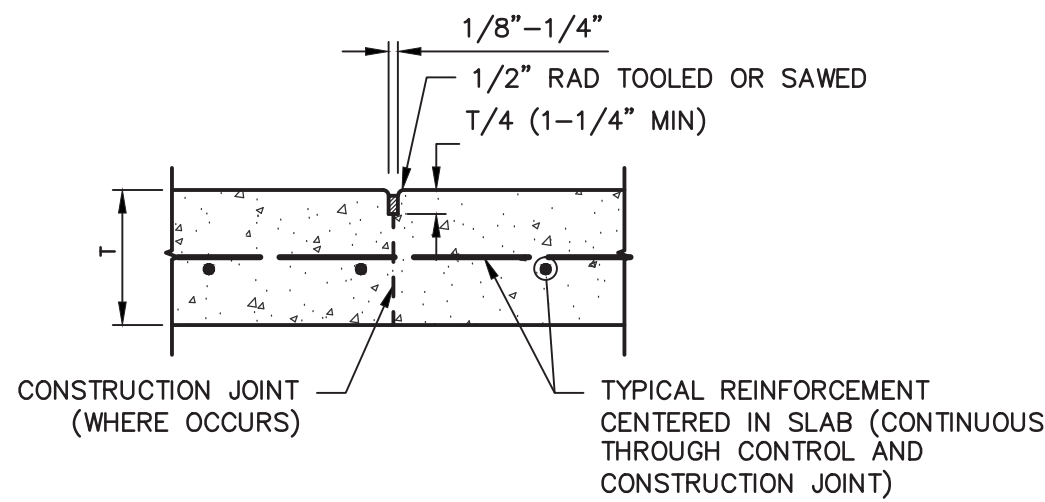
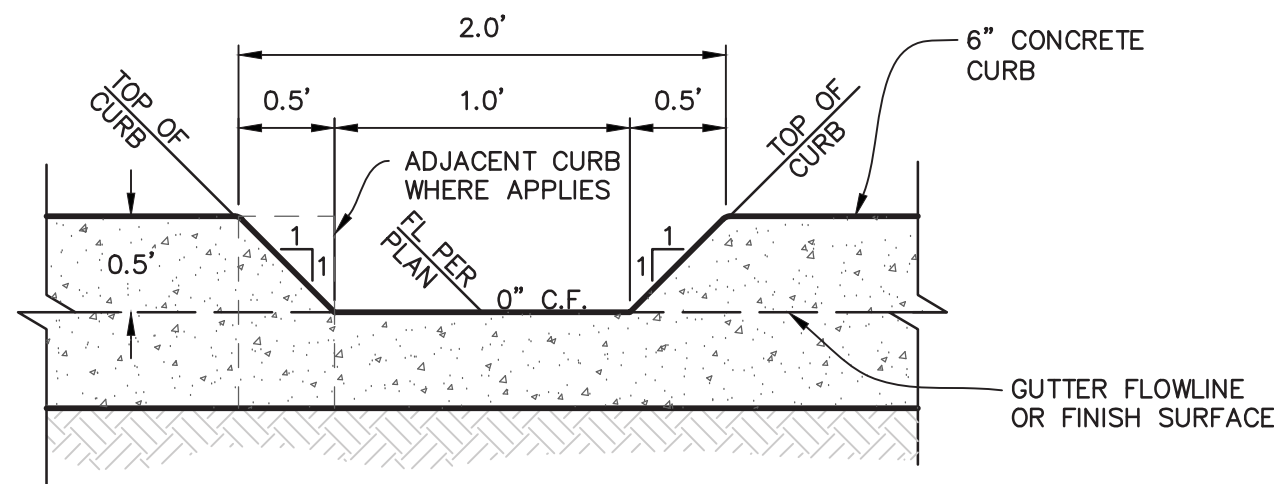
1. FOR INSTALLATION ON CONCRETE PAVEMENT, USE CONCRETE ANCHOR KITS PER MANUFACTURERS RECOMMENDATIONS.



0" CURB

PRECAST CONCRETE WHEEL STOP

STORM DRAIN TRENCH DETAIL



NOTES:

1. CONSTRUCTION JOINTS SHALL ONLY BE LOCATED WHERE A CONTROL JOINT WOULD OTHERWISE HAVE BEEN REQUIRED.
2. SEE PLAN FOR THICKNESS, T.

CURB OPENING

CONTROL JOINTS



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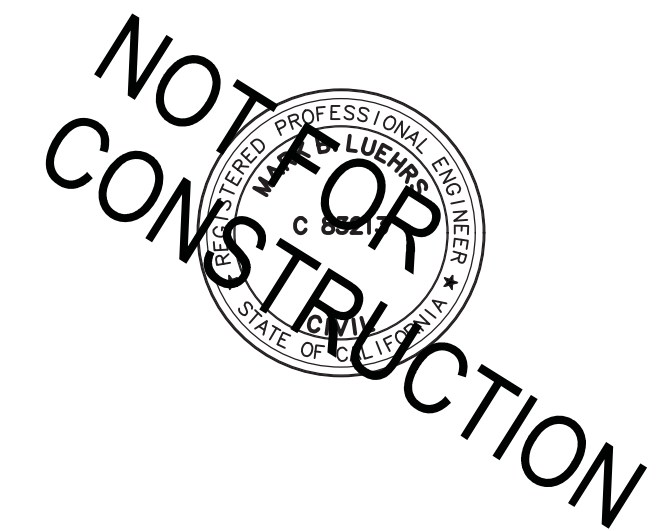
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GOLETA WEST
SANITARY DISTRICT

ADMINISTRATION BUILDING

CIVIL IMPROVEMENT PLANS

DRAWING

GRADING & DRAINAGE
DETAILS

As indicated

SCALE 2064021501

PROJECT NUMBER

DRAWING NUMBER



Know what's below.
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G4


GENERAL SEWER NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY, CONSTRUCTION SAFETY ORDERS.
2. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT APPROVAL FROM THE GENERAL MANAGER.
3. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES WITH FACILITIES IN THE CONSTRUCTION AREA A MINIMUM OF 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. CALL UNDERGROUND SERVICE ALERT (USA) AT 8-1-1.
4. COMMENCEMENT OF CONSTRUCTION SHALL NOT BEGIN UNTIL SUCH TIME THAT ALL REQUIRED CONSTRUCTION PERMITS HAVE BEEN ISSUED.
5. CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER AND DISTRICT HARMLESS FROM ALL LIABILITY AND CLAIMS, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF SAID PARTIES.
6. BARRICADES, TRAFFIC CONTROL, AND WARNING SIGNS SHALL BE PLACED IN ACCORDANCE WITH THE CURRENT STATE TRAFFIC MANUAL AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL REQUIRED TRAFFIC CONTROL DEVICES.
7. BEFORE COMMENCING EXCAVATION, CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY OR OTHER OWNER OF SUBSURFACE FACILITIES AND VERIFY WHETHER OR NOT A REPRESENTATIVE WILL BE PRESENT BEFORE AND/OR DURING EXCAVATION AND SHALL DETERMINE SPECIFIC REQUIREMENTS FOR EXCAVATION FROM THAT UTILITY COMPANY.
8. EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE PROJECT ENGINEER ARE SHOWN ON THESE PLANS, HOWEVER ALL SUCH CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE PREPARER OF THE PLANS. [ELECTRICAL CONDUITS AND WIRING THAT EXIST BETWEEN STREET AND TRAFFIC LIGHTS ARE NOT SHOWN ON THESE PLANS.] CONTRACTOR SHALL INDEPENDENTLY VERIFY THE PRESENCE OF, BURIED CONDUITS AND STRUCTURES, BOTH ACTIVE AND ABANDONED-IN-PLACE AND, BEFORE COMMENCING WORK, CONTRACTOR SHALL DETERMINE THE EXACT LOCATION INCLUDING DEPTHS OF ALL EXISTING UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES, INCLUDING SERVICE CONNECTIONS, WHICH MAY AFFECT OR BE AFFECTED BY HIS OPERATIONS. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MAY RESULT BY CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES, CONDUITS AND STRUCTURES. UPON ENCOUNTERING EXISTING BURIED CONDUITS OR STRUCTURES NOT SHOWN OR LOCATED DIFFERENTLY THAN SHOWN ON THE PLANS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PROJECT ENGINEER, THE DISTRICT, AND THE OWNER OF THE CONDUIT OR STRUCTURE BY TELEPHONE AND IN WRITING. IF SUCH CONDUIT OR STRUCTURE AFFECTS OR IS AFFECTED BY THE WORK, CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION AND DIRECTION BEFORE PROCEEDING WITH THE WORK, EXCEPTING THAT IN AN EMERGENCY AFFECTING SAFETY OF LIFE, WORK, OR ADJACENT PROPERTY. CONTRACTOR SHALL ACT AT ONCE WITHOUT INSTRUCTIONS TO PREVENT INJURY OR LOSS.
9. A COMPLETE SET OF DRAWINGS SHALL BE KEPT AND MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AS REQUIRED BY THE DISTRICT. THE PROJECT ENGINEER SHALL SUBMIT A COMPLETE SET OF REPRODUCIBLE MYLAR DRAWINGS, SHOWING ALL CHANGES AND MARKED "RECORD DRAWINGS" AS REQUIRED BY THE DISTRICT. THE PROJECT ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY THE PREPARER.
10. ALL WORK DONE PERTAINING TO SEWER FACILITIES CONSTRUCTION SHALL BE DONE BY A CONTRACTOR POSSESSING A VALID CLASS "A" OR "C-34" STATE OF CALIFORNIA CONTRACTORS LICENSE.
11. ALL PIPE MATERIAL SHALL CONFORM TO GOLETA WEST SANITARY DISTRICT STANDARD SPECIFICATIONS.
12. TRENCHES SHALL BE BACKFILLED IN ACCORDANCE WITH DISTRICT SPECIFICATIONS AND DISTRICT STANDARD SPECIFICATIONS AND STANDARD DETAILS.
13. ALL PAVING DONE IN CONJUNCTION WITH SEWER FACILITIES SHALL CONFORM TO THE CITY, COUNTY, AND CALTRANS STANDARD SPECIFICATIONS, AS APPLICABLE.
14. A FOUR (4) MIL PLASTIC TAPE WITH THE WORDS "SEWER LINE" PRINTED ON IT SHALL BE INSTALLED TWO (2) FEET ABOVE TOP OF CONSTRUCTED SEWER LINE.
15. ALL SEWER LINES SHALL BE CONSTRUCTED WITH A MINIMUM COVER AS REQUIRED IN THE DISTRICT STANDARD SPECIFICATIONS.
16. ALL PHASES OF THE WORK SHALL BE INSPECTED INCLUDING TRENCH ALIGNMENT, PIPE BEDDING, PIPE AND STRUCTURE INSTALLATION, PIPE HAUNCHING, INITIAL BACKFILL, AND FINAL BACKFILL.
17. BEDDING AND BACKFILL SHALL BE TESTED AT INTERVALS SPECIFIED IN THE DISTRICT STANDARD SPECIFICATIONS.
18. ALL SEWER LINE IMPROVEMENTS AND EXTENSIONS SHALL BE TESTED PER THE DISTRICT STANDARD SPECIFICATIONS BEFORE DISTRICT ACCEPTANCE.

GENERAL WATER NOTES

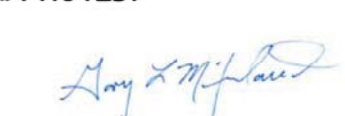
WATER GENERAL SPECIFICATIONS

1. All Work shall be performed in accordance with the State of California Division of Industrial Safety, Construction and Safety Orders.
2. Contractor shall notify all utility companies with facilities in the construction area a minimum of 48 hours prior to commencing construction. Call Underground Service Alert (USA) at 1-800-422-4133.
3. The term "GWD Manager" shall be interpreted to mean the Goleta Water District General Manager or his or her authorized agent.
4. Commencement of construction shall not begin until such time that all Plans are signed by GWD, all required Easements to GWD are recorded, Surety Bonds and Certificates of Insurance are on file with GWD, and all required construction permits have been issued.
5. Prior to commencement of construction, the Project Engineer shall arrange for and conduct a pre-construction meeting including the Goleta Water District's representative, the Contractor, Owner's representative and any other appropriate representatives. The Contractor shall not commence construction of water system improvements until the Contractor receives a Notice to Proceed from the Goleta Water District.
6. Barricades, traffic control, and warning signs shall be placed in accordance with the current Caltrans Traffic Manual and the Manual on Uniform Traffic Control Devices.
7. Contractor shall verify existing gas, water, sewer, electric, telephone, CATV, and storm drain size, location, and elevations within the project area prior to commencing construction. Contractor shall immediately notify the GWD Manager and the Project Engineer of any potential conflicts between existing facilities and construction of new improvements.
8. Contractor shall verify the location, depth, material and size of existing water lines at points of proposed connection. If pipe data is misrepresented on plans, the Project Engineer shall be notified immediately and no connection shall be made to the water system at that point until approval from the Project Engineer and the District is received by the Contractor.
9. Water lines, fire hydrants, and service stubs shall be installed as shown on the plans unless otherwise approved by the Project Engineer and the District in writing. Water lines shall be installed after sewer lines and shall meet the minimum horizontal and vertical separation as specified in the GWD Standard Detail 1-04.

APPROVED:		GOLETA WATER DISTRICT	STD. DETAIL
	2009.07.25 13:09:00 -07'00'	WATER GENERAL SPECIFICATIONS	1-03
ENGINEERING MANAGER	DATE		1 OF 3

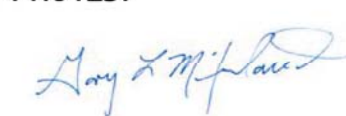
WATER GENERAL SPECIFICATIONS

10. A complete set of drawings shall be kept and maintained at the site by the Contractor at all times during construction. Upon completion of construction, the Project Engineer shall submit a complete set of photo mylar drawings, showing the construction which has been performed including construction which is different from or not shown on original signed drawings. The words "Record Drawing" shall be printed on each sheet along with the date of preparation.
11. Work pertaining to water facilities construction shall be performed by a Contractor possessing a valid class "A" or other appropriate class State of California Contractors license.
12. All material shall conform to the latest AWWA and ASTM standards and NSF Standards 60 and 61.
13. Trenches shall be backfilled in accordance with the project specifications, and GWD Standards and Specifications.
14. Compaction tests shall be required on all work unless waived by GWD. The tests shall comply with ASTM D1557 and shall be made and certified by a certified soils testing service. All soils test shall be performed at those locations specified by GWD. However, at least one (1) test shall be performed every 300 lineal feet of pipe installed and at least one (1) test per job unless waived by GWD. The location of the tests shall be determined by GWD. Compaction test results shall be provided to GWD within three (3) working days following completion of test.
15. All paving and repaving work performed in conjunction with water facilities construction shall conform with the current City of Goleta, and/or Santa Barbara County Standards and Specifications.
16. During construction, a #12 copper insulated tracer wire shall be installed along the top of any non-metallic water main and brought to the finished surface at each valve box.
17. A four mil blue plastic/metallic tape marked "Caution -Buried Potable Water Lines" shall be installed 1 foot above top of constructed potable water main. A four mil purple plastic/metallic tape marked "Caution - Buried Reclaimed/Recycled Water Line" shall be installed one foot above constructed recycled water main.
18. All water system improvements shall be constructed in accordance with the GWD Standards and Specifications, July 2009 edition.
19. A minimum cover for water lines is as follows:
- | | |
|------------------------|---------------|
| POTABLE WATER LINES | |
| Size of Pipe | Minimum Cover |
| Less than 12 inches | 36 inches |
| 12 inches to 24 inches | 42 inches |
| Greater than 24 inches | per plans |
- RECLAIMED/RECYCLED WATER LINES
Minimum cover is 60 inches or 12 inches below bottom of potable water lines, whichever is greater.

APPROVED:		GOLETA WATER DISTRICT	STD. DETAIL
	2009.07.25 13:09:45 -07'00'	WATER GENERAL SPECIFICATIONS	1-03
ENGINEERING MANAGER	DATE		2 OF 3

WATER GENERAL SPECIFICATIONS

20. All water line improvements and extensions shall be pressure tested per GWD Standards and Specifications after disinfection.
21. All water line improvements and extensions shall be disinfected per GWD Standards and Specifications before being placed in service. A valve shall be installed in the closed position at the connection point to the existing GWD water system. The valve shall be operated by GWD personnel only.
22. All water meters, fire hydrants, and waterline appurtenances shall be located a minimum of 5 feet outside of curb returns (BCR/ECR), edge of driveway, and all vertical obstructions such as street lights and street signs. Meters shall be located a minimum of 5 feet away from drainage swales. Where a new water line is being installed, service stubs shall be installed for each lot to be served by the new main.
23. Contractor shall submit in writing to the District all proposed shut-downs of existing in-service water lines for making connections of new water lines a minimum of 10 working days prior to the proposed date of shut-down. The District shall determine the actual date and time of any and all shut-downs.
24. After construction of water system improvements, all new fire hydrants shall be flow tested for compliance with Santa Barbara County Fire Department and GWD requirements. Testing shall be performed using gauges and methods acceptable to GWD and the Fire Department. A representative of the District and Fire Department shall be present during the test.
- (Note: Construction drawings for new reclaimed/recycled water system facilities shall include the following Water General Specifications.)
25. All Reclaimed/Recycled Water Facilities exposed to atmosphere shall be painted purple per GWD Specifications.
26. All reclaimed/recycled water valve cans shall have the words "RW" cast on top of valve can lid. Letters shall be a minimum of 3/4 inches high.
27. All reclaimed/recycled water blow-off vault lids and manhole covers shall have the words "RECYCLED WATER" cast on top of lid. Letters shall be a minimum of 3/4 inches high.
28. Valve can lids, blow-off vault lids, and manhole covers for reclaimed/recycled water facilities shall be factory coated with purple color industrial grade epoxy paint.

APPROVED:		GOLETA WATER DISTRICT	STD. DETAIL
	2009.07.25 13:10:09 -07'00'	WATER GENERAL SPECIFICATIONS	1-03
ENGINEERING MANAGER	DATE		3 OF 3



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GOLETA WEST
SANITARTY DISTRICT

ADMINISTRATION BUILDING

CIVIL IMPROVEMENT PLANS

DRAWING

UTILITIES
GENERAL NOTES

As indicated

SCALE
2064021501

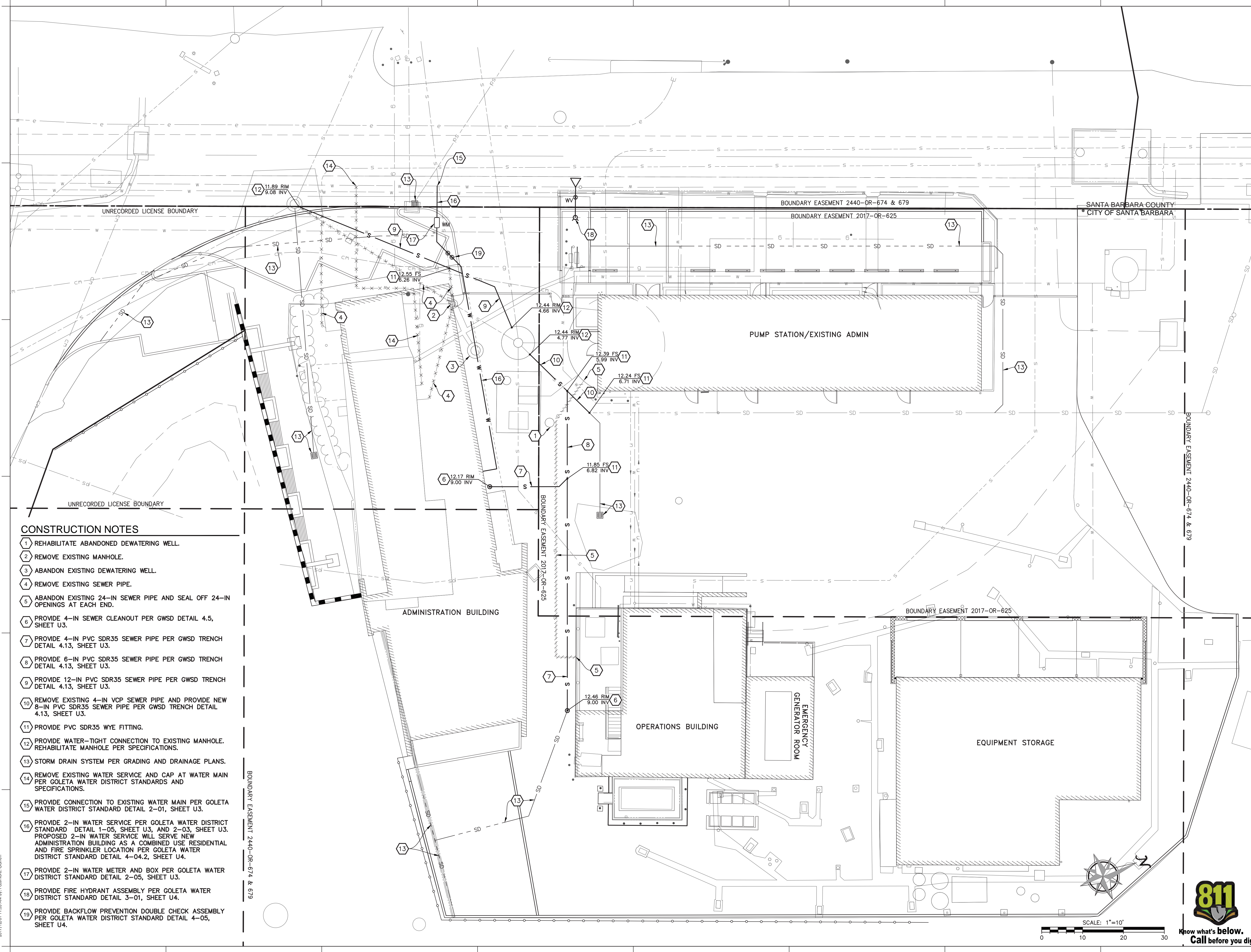
PROJECT NUMBER

DRAWING NUMBER



Know what's below.
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U1



CONSTRUCTION NOTES

- 1 REHABILITATE ABANDONED DEWATERING WELL.
- 2 REMOVE EXISTING MANHOLE.
- 3 ABANDON EXISTING DEWATERING WELL.
- 4 REMOVE EXISTING SEWER PIPE.
- 5 ABANDON EXISTING 24-IN SEWER PIPE AND SEAL OFF 24-IN OPENINGS AT EACH END.
- 6 PROVIDE 4-IN SEWER CLEANOUT PER GWSD DETAIL 4.5, SHEET U3.
- 7 PROVIDE 4-IN PVC SDR35 SEWER PIPE PER GWSD TRENCH DETAIL 4.13, SHEET U3.
- 8 PROVIDE 6-IN PVC SDR35 SEWER PIPE PER GWSD TRENCH DETAIL 4.13, SHEET U3.
- 9 PROVIDE 12-IN PVC SDR35 SEWER PIPE PER GWSD TRENCH DETAIL 4.13, SHEET U3.
- 10 REMOVE EXISTING 4-IN VCP SEWER PIPE AND PROVIDE NEW 8-IN PVC SDR35 SEWER PIPE PER GWSD TRENCH DETAIL 4.13, SHEET U3.
- 11 PROVIDE PVC SDR35 WYE FITTING.
- 12 PROVIDE WATER-TIGHT CONNECTION TO EXISTING MANHOLE. REHABILITATE MANHOLE PER SPECIFICATIONS.
- 13 STORM DRAIN SYSTEM PER GRADING AND DRAINAGE PLANS.
- 14 REMOVE EXISTING WATER SERVICE AND CAP AT WATER MAIN PER GOLETA WATER DISTRICT STANDARDS AND SPECIFICATIONS.
- 15 PROVIDE CONNECTION TO EXISTING WATER MAIN PER GOLETA WATER DISTRICT STANDARD DETAIL 2-01, SHEET U3.
- 16 PROVIDE 2-IN WATER SERVICE PER GOLETA WATER DISTRICT STANDARD DETAIL 1-05, SHEET U3, AND 2-03, SHEET U3. PROPOSED 2-IN WATER SERVICE WILL SERVE NEW ADMINISTRATION BUILDING AS A COMBINED USE RESIDENTIAL AND FIRE SPRINKLER LOCATION PER GOLETA WATER DISTRICT STANDARD DETAIL 4-04.2, SHEET U4.
- 17 PROVIDE 2-IN WATER METER AND BOX PER GOLETA WATER DISTRICT STANDARD DETAIL 2-05, SHEET U3.
- 18 PROVIDE FIRE HYDRANT ASSEMBLY PER GOLETA WATER DISTRICT STANDARD DETAIL 3-01, SHEET U4.
- 19 PROVIDE BACKFLOW PREVENTION DOUBLE CHECK ASSEMBLY PER GOLETA WATER DISTRICT STANDARD DETAIL 4-05, SHEET U4.



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GOLETA WEST
SANITARY DISTRICT

ADMINISTRATION BUILDING
CIVIL IMPROVEMENT PLANS

DRAWING

UTILITIES
SEWER & WATER PLAN

As indicated

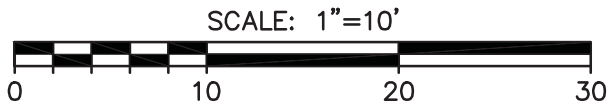
SCALE 2064021501

PROJECT NUMBER

DRAWING NUMBER

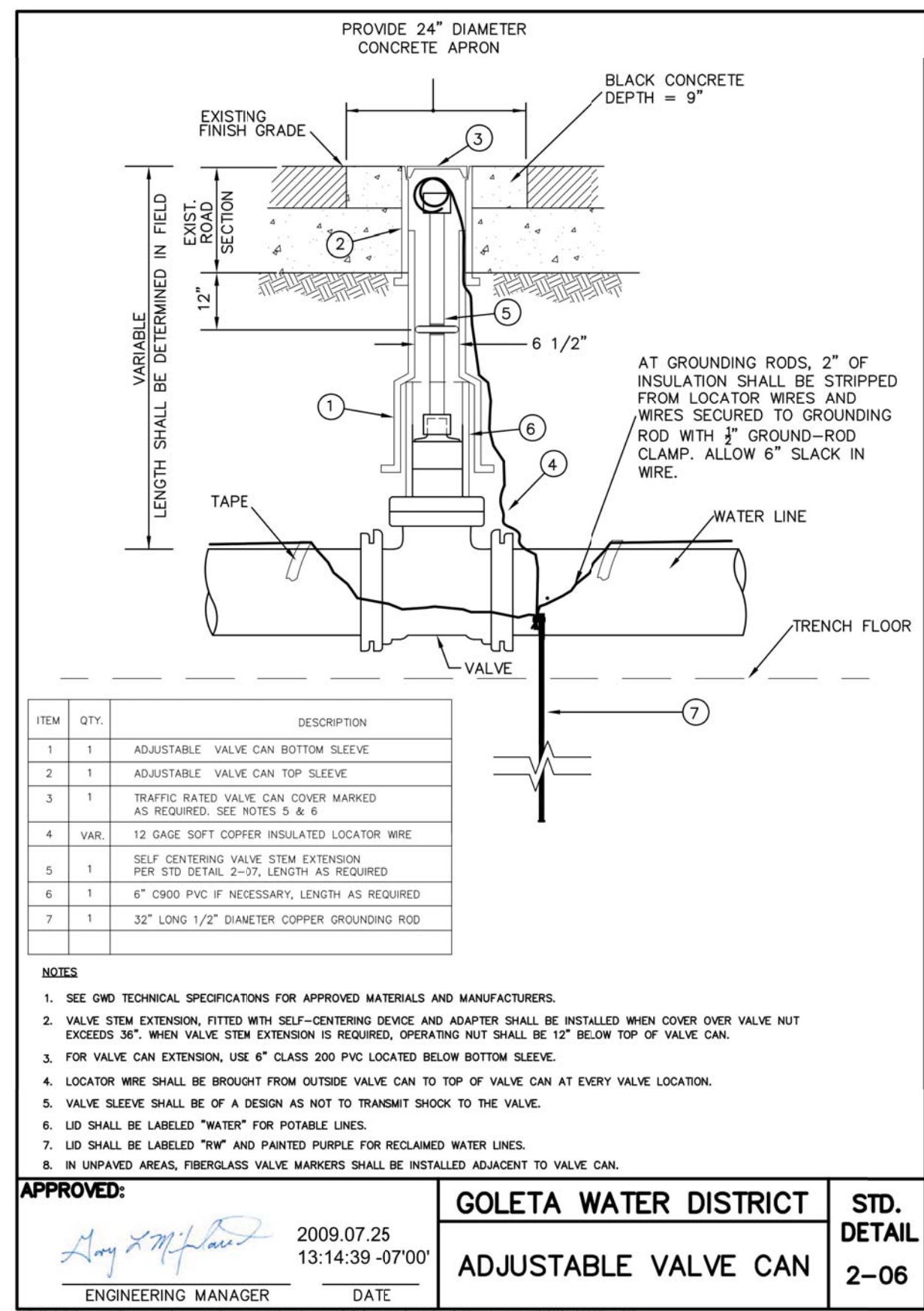
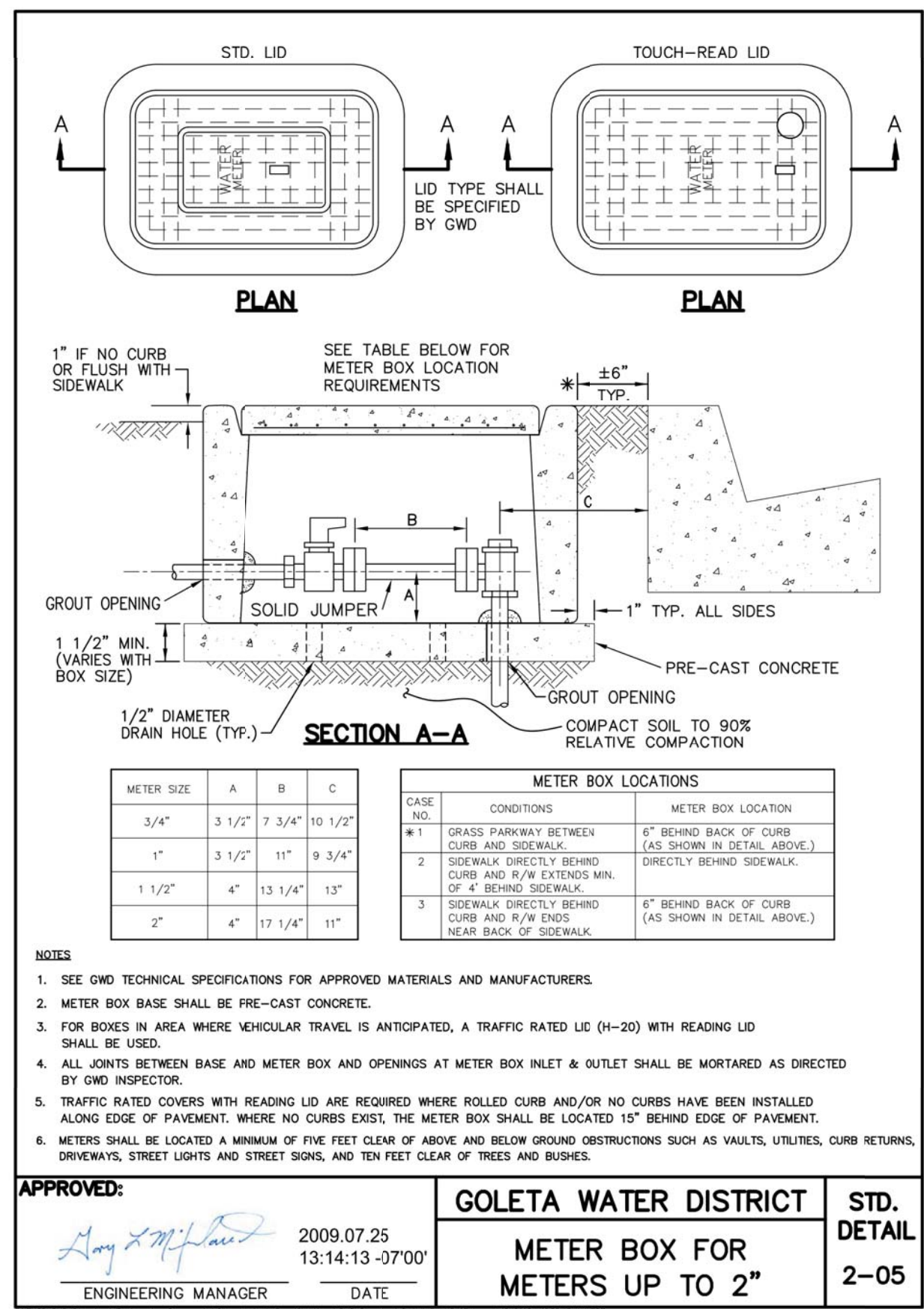
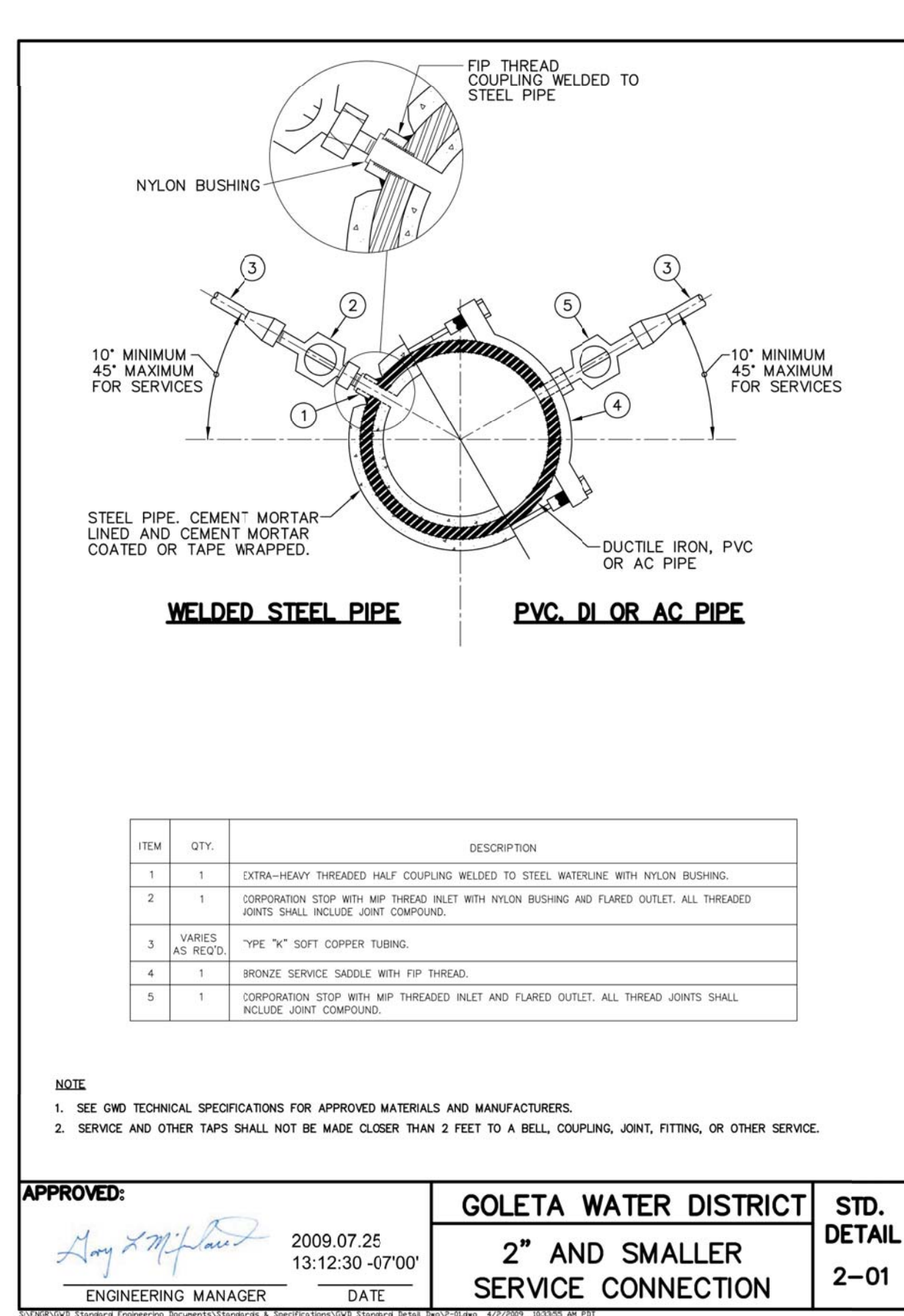
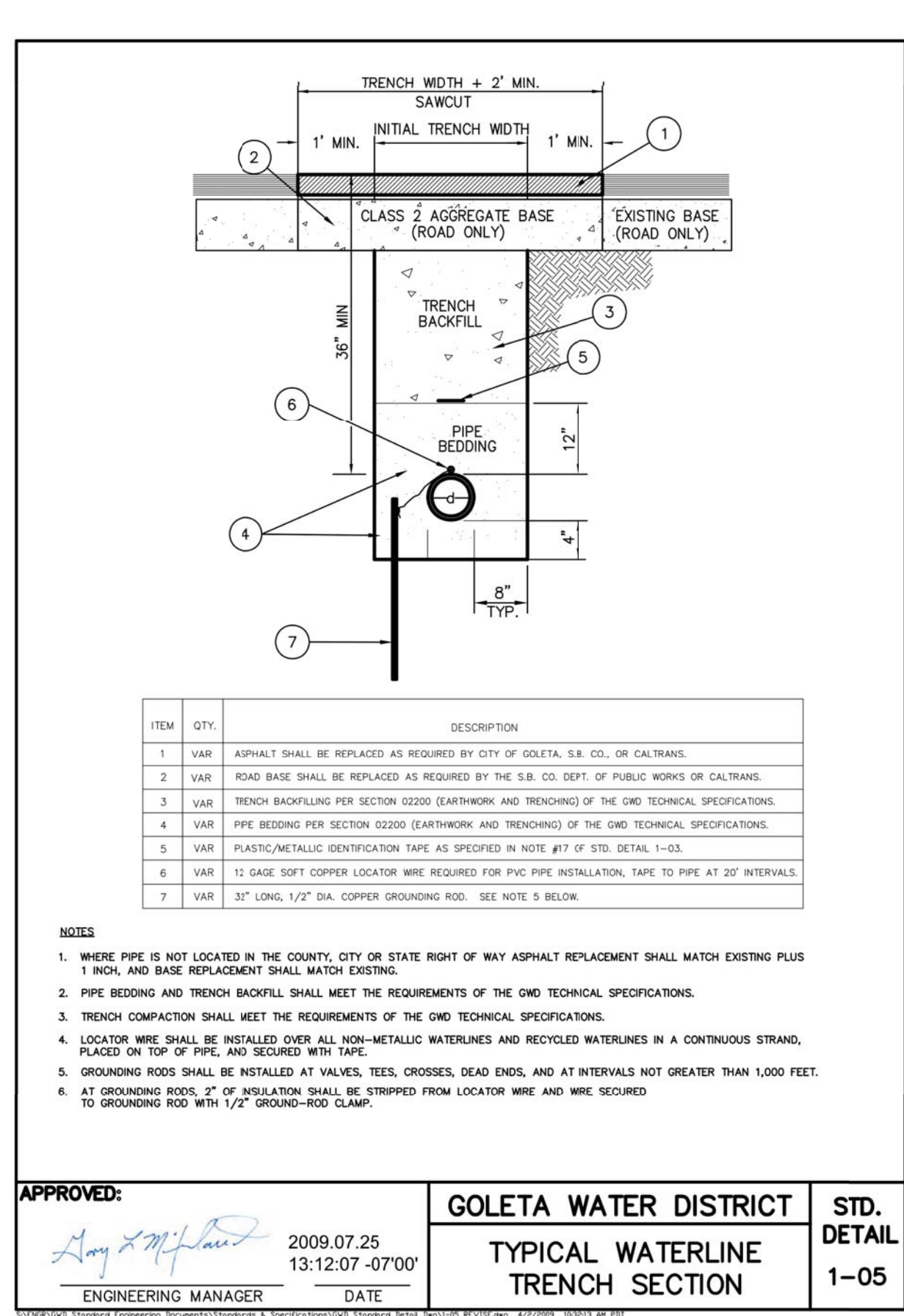
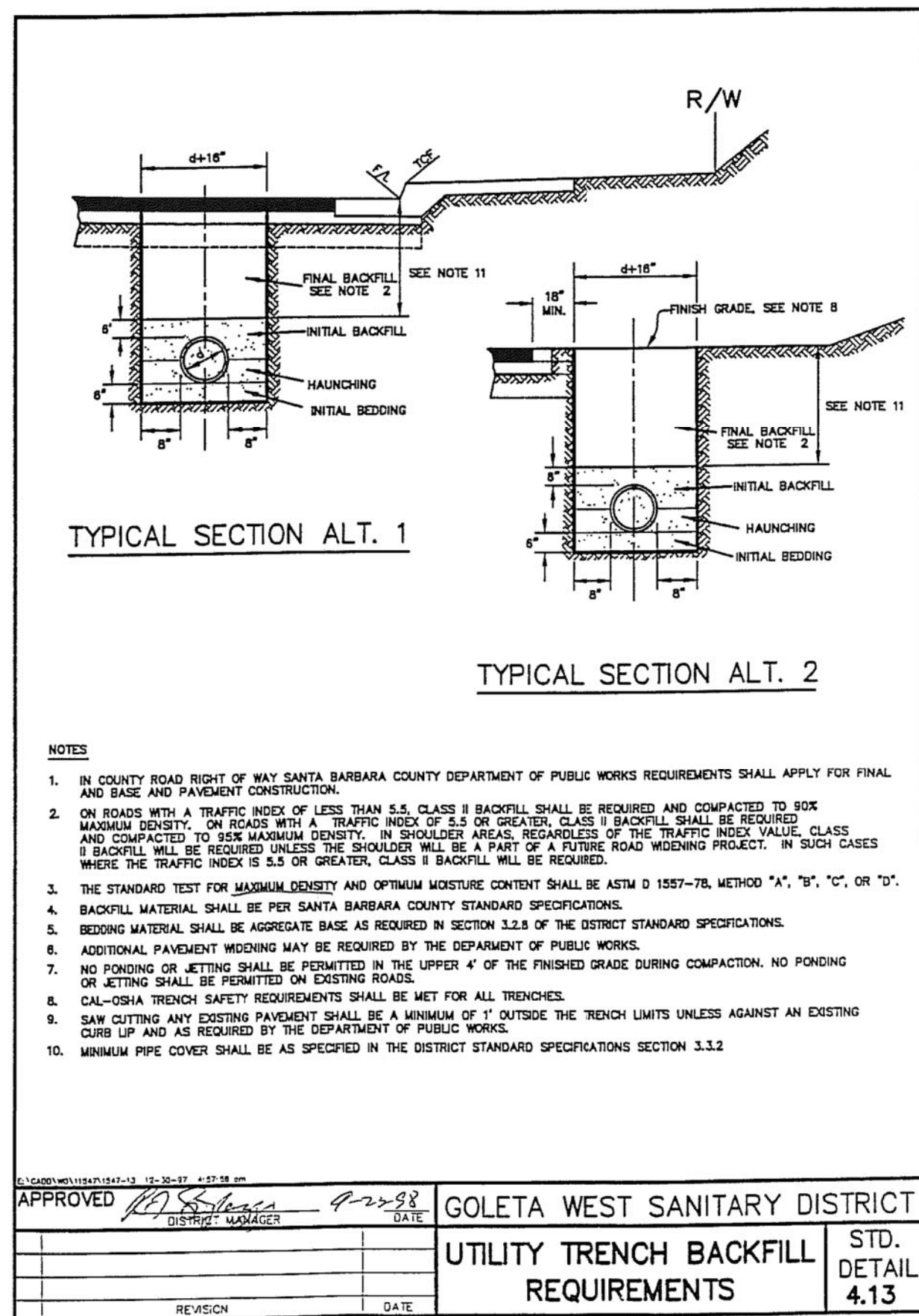
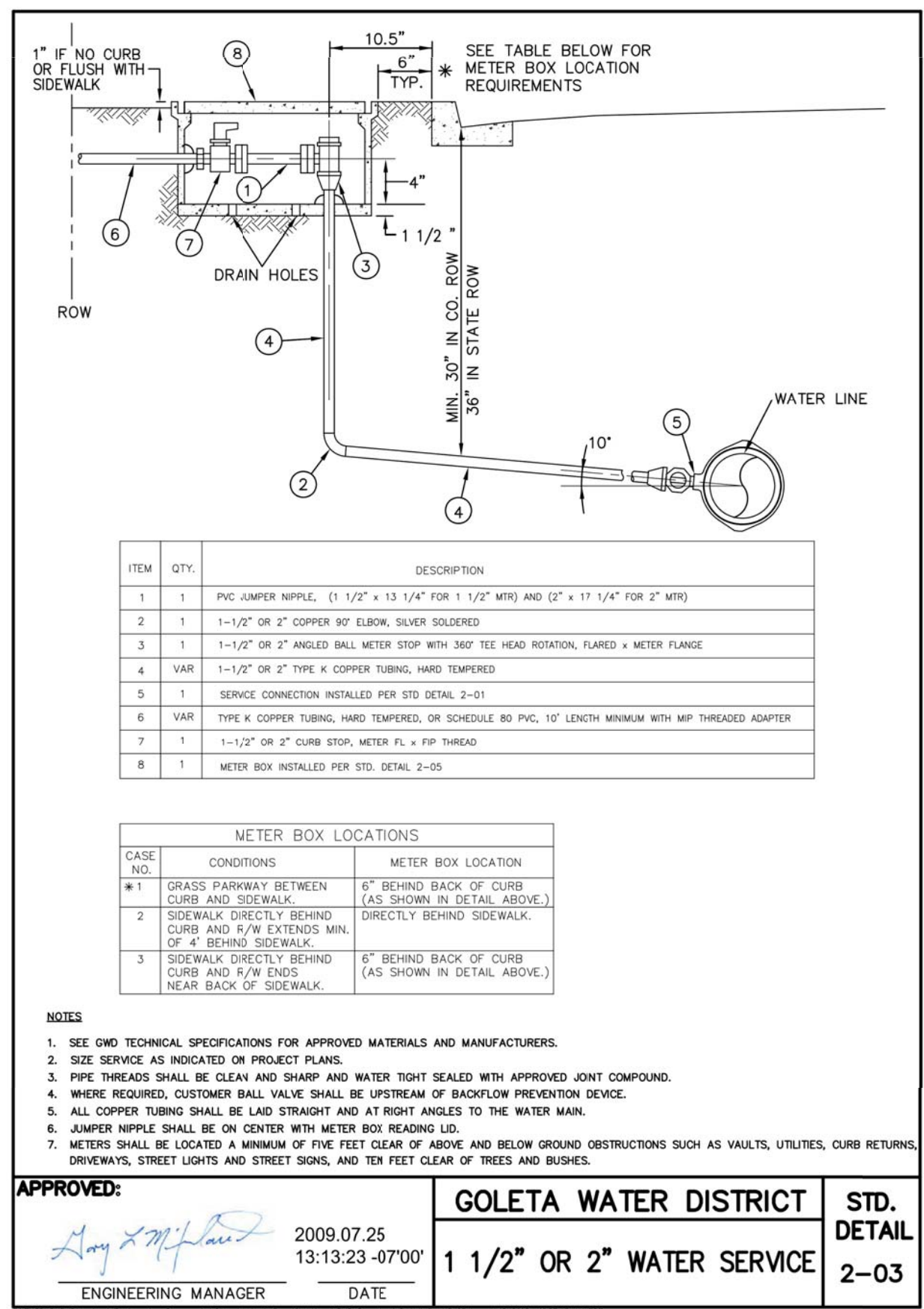
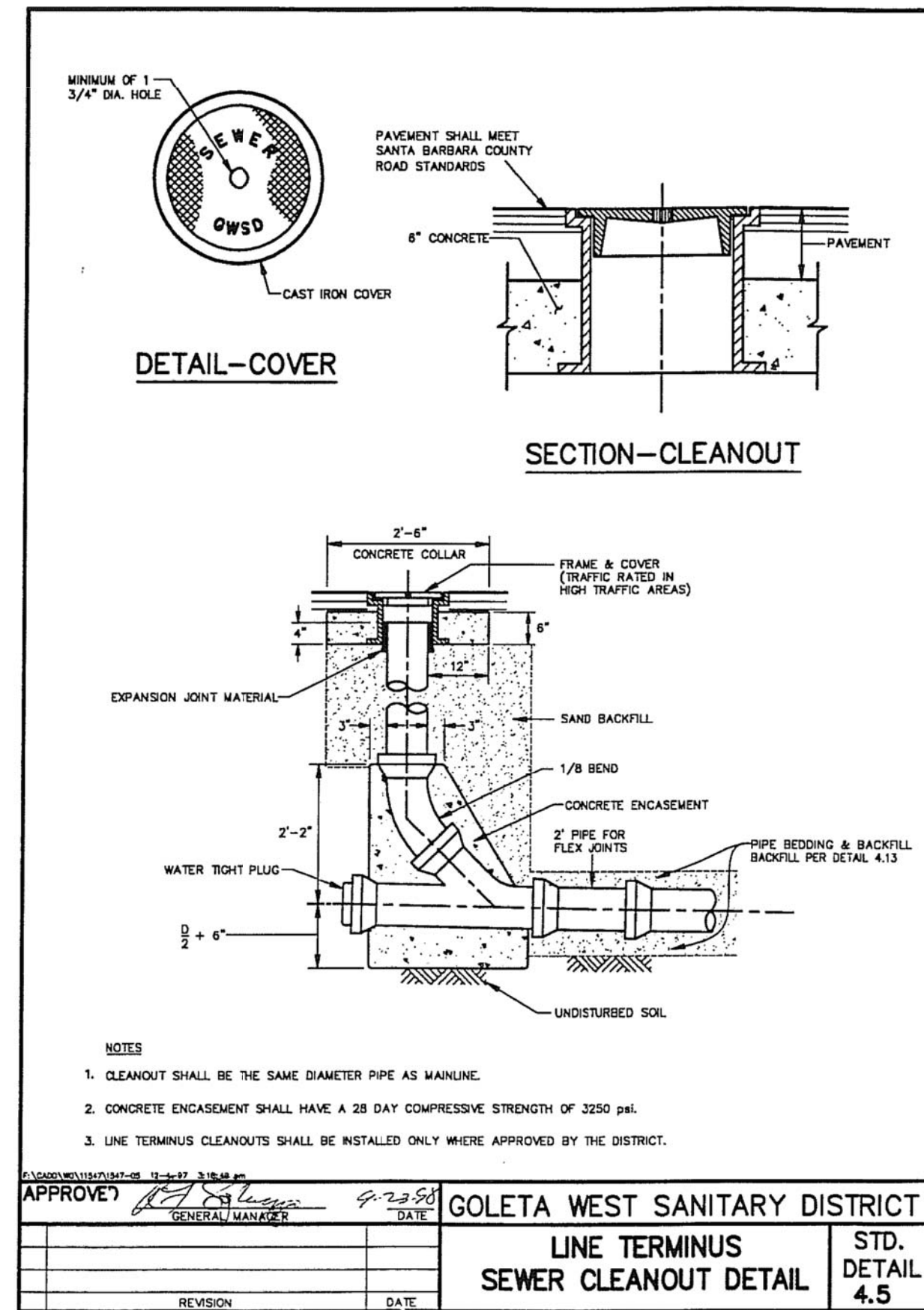


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2017/12/01 11:32 AM By: Pasmore, Gennett

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2017/11/20 11:42 AM By: Paolmore, Gennet



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SANITARY DISTRICT

ADMINISTRATION BUILDING

CIVIL IMPROVEMENT PLANS

DRAWING

UTILITIES
DETAILS, 1 OF 2

As indicated

SCALE 2064021501

PROJECT NUMBER

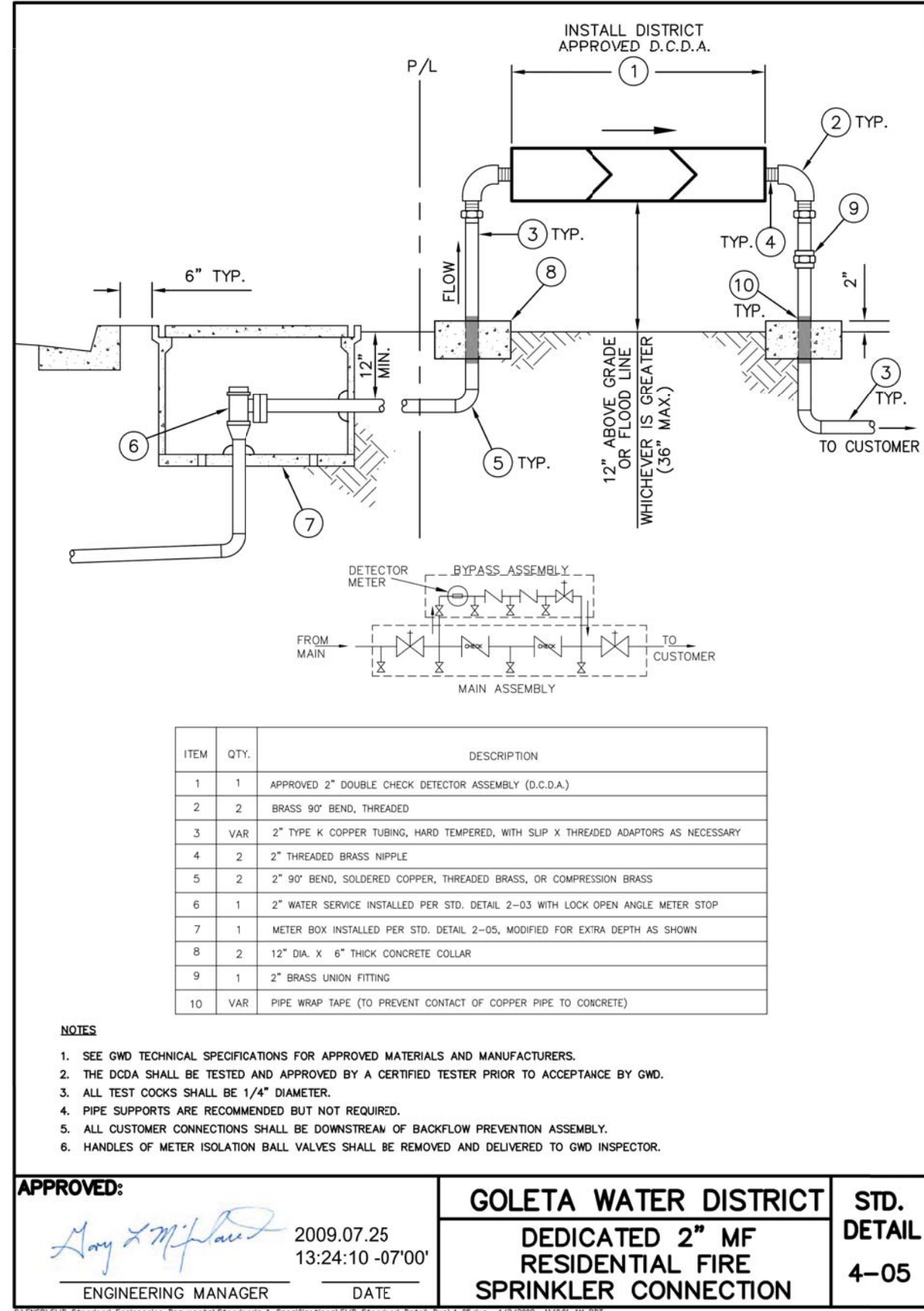
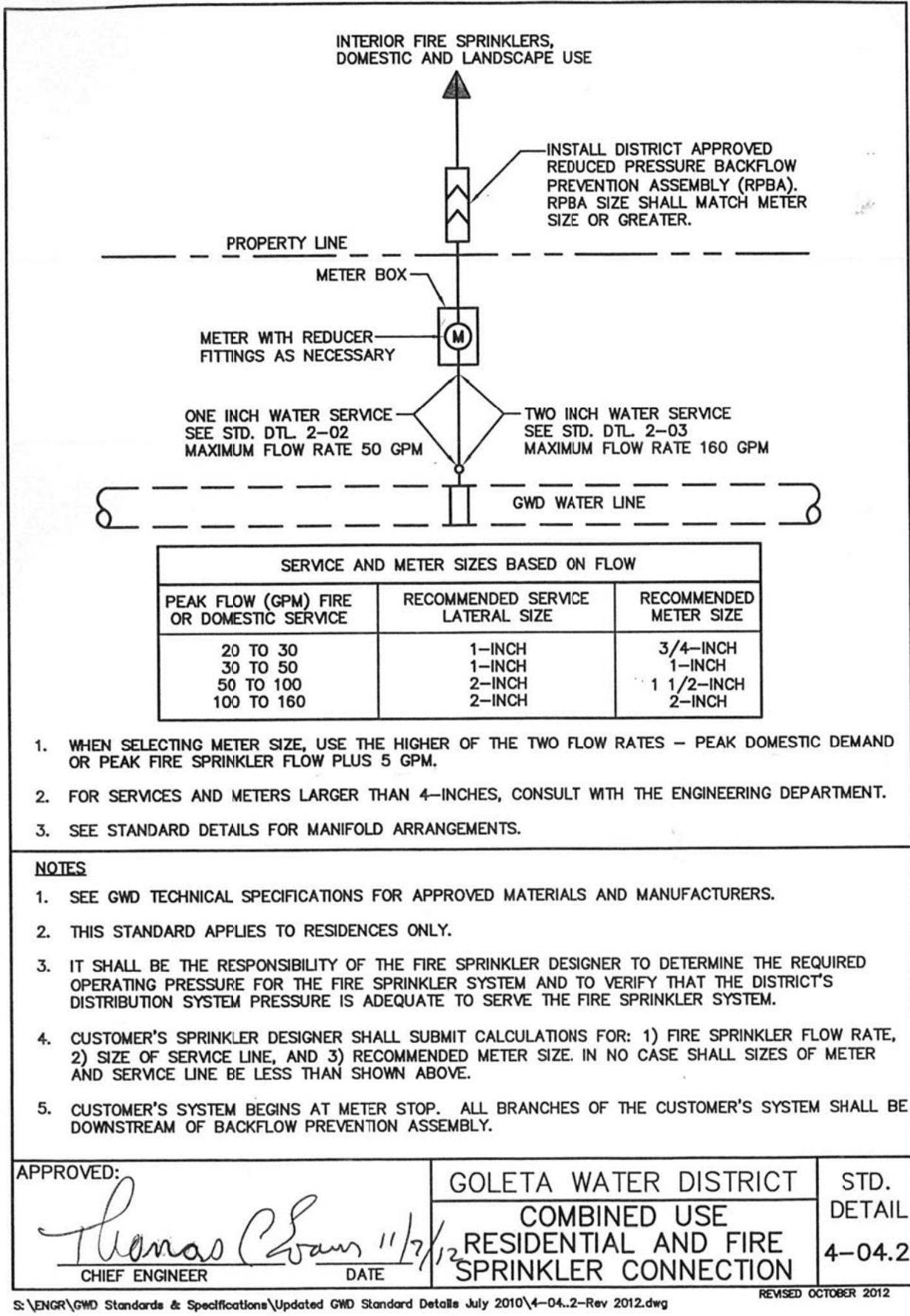
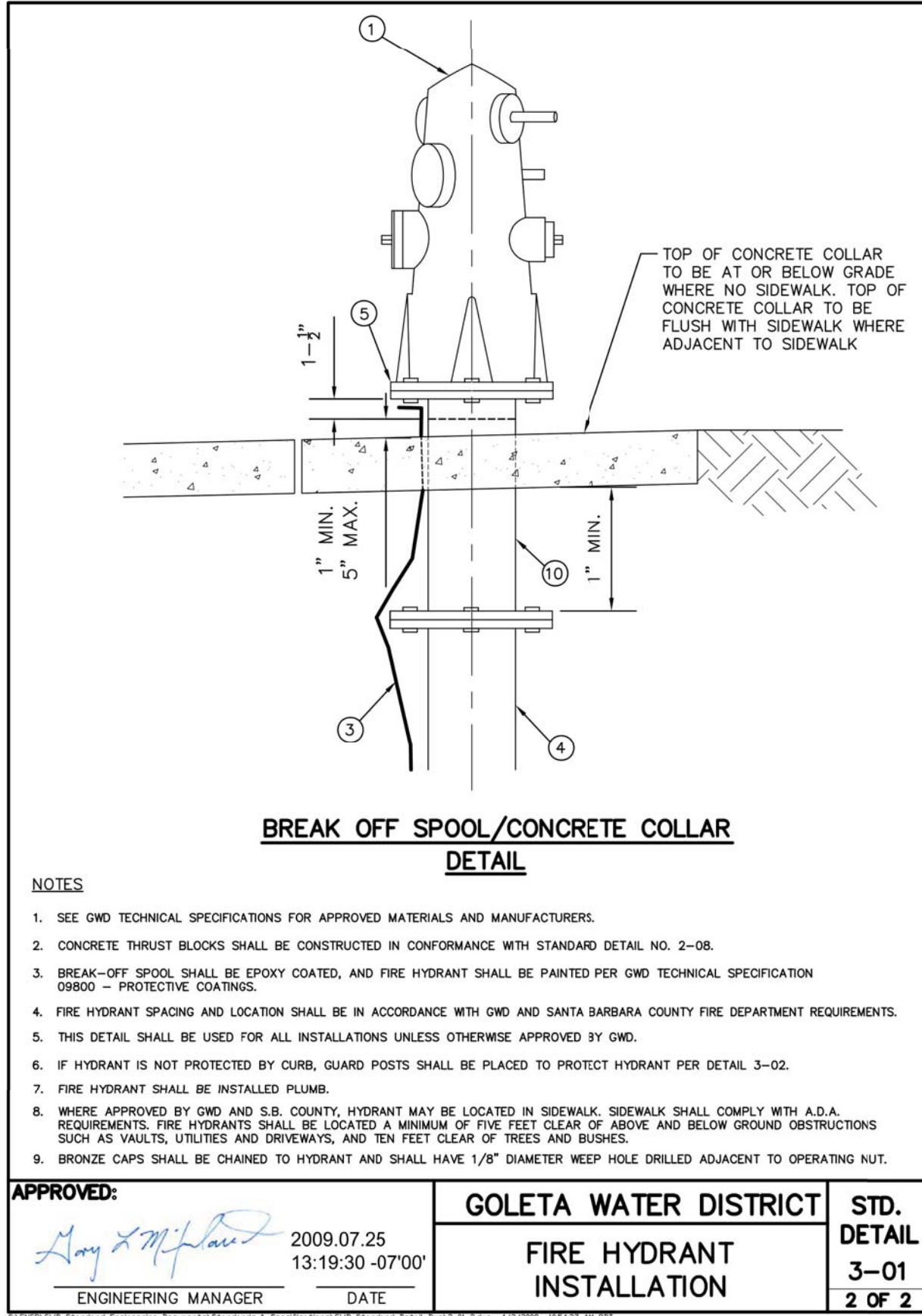
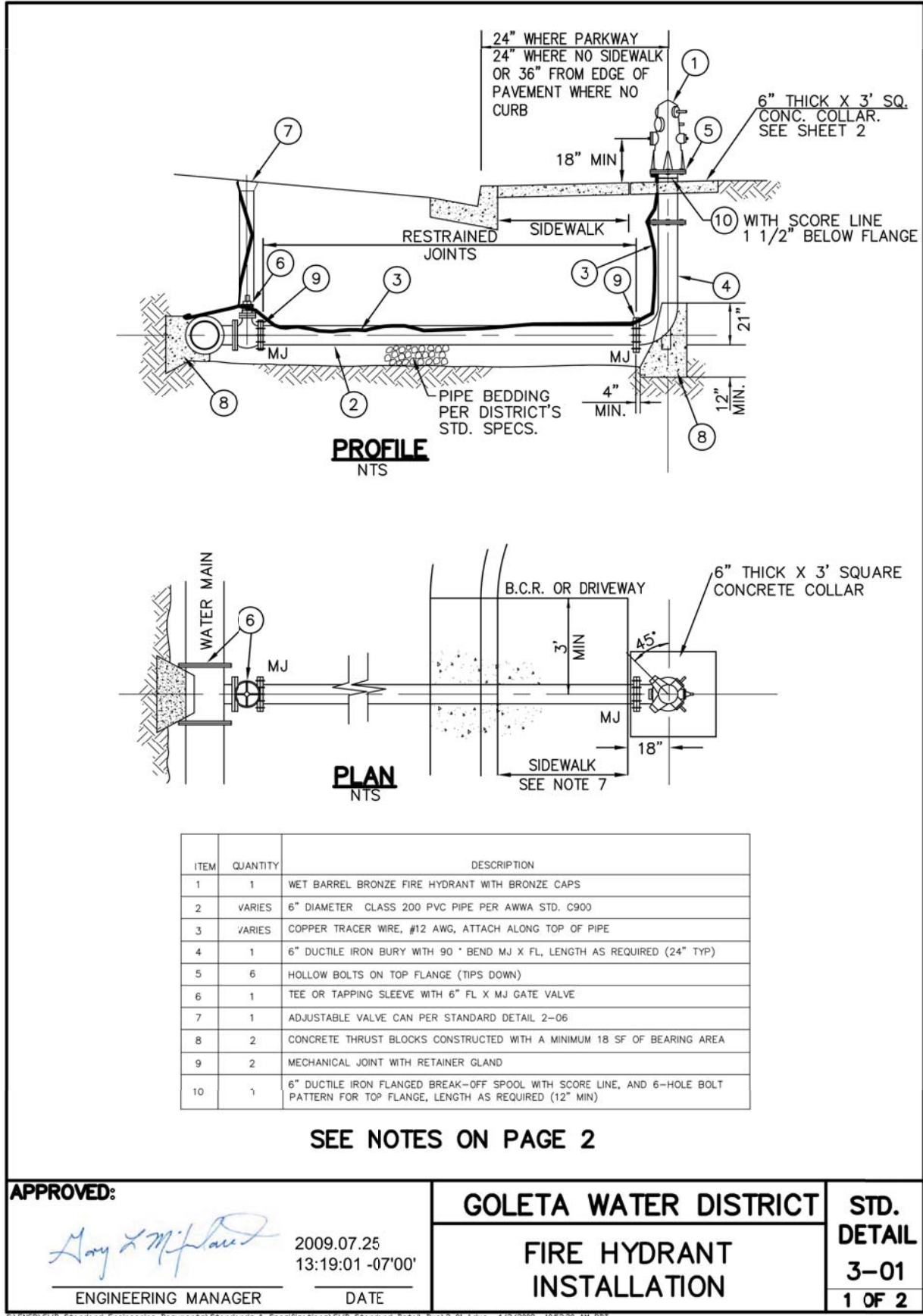
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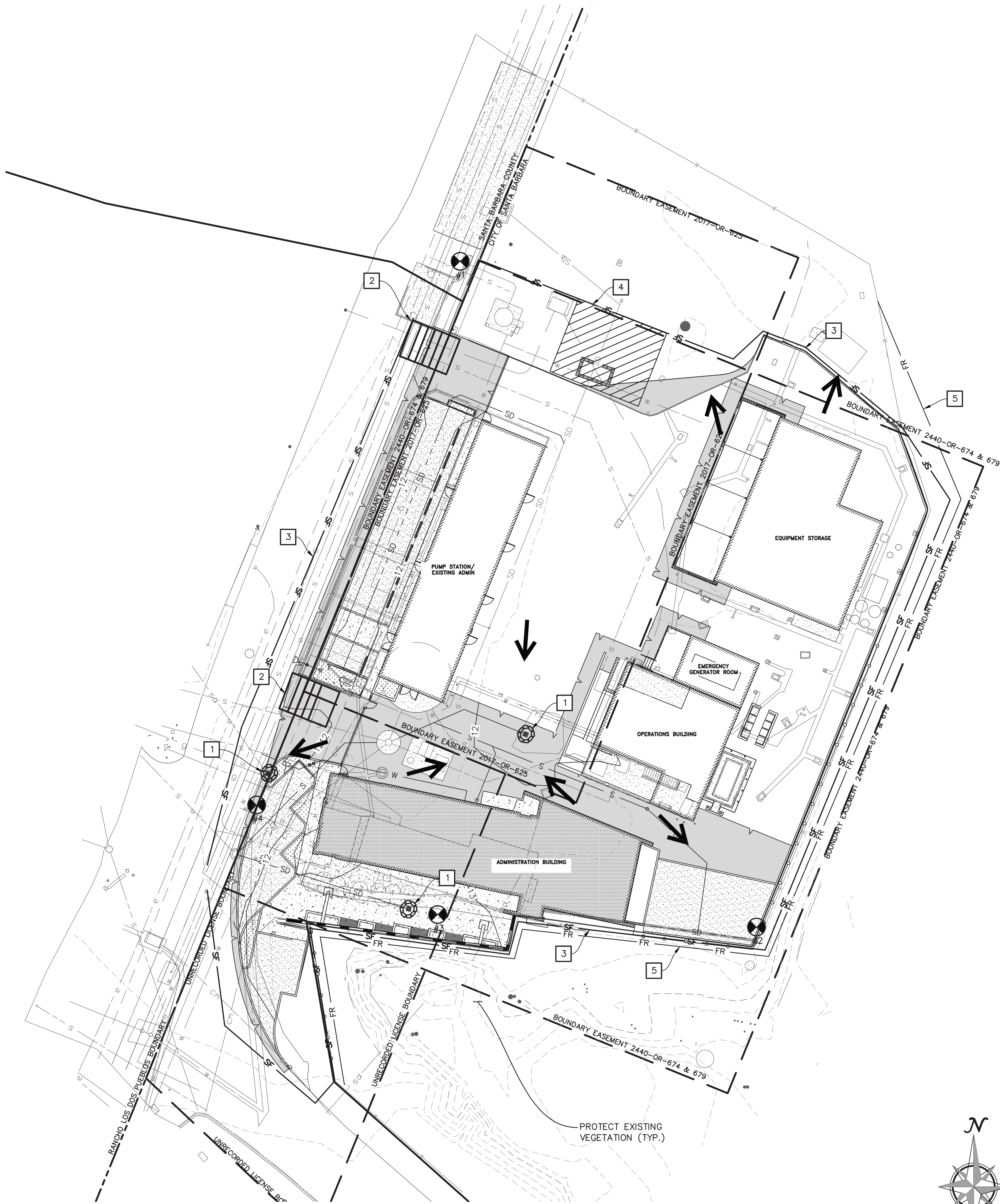
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2017/12/01 11:42 AM By: Pasmore, Gmelli



DISTURBANCE AREA

TOTAL AREA OF DISTURBANCE: XX ACRES

NOTES:
THIS PROJECT HAS BEEN ENROLLED IN THE STATE WATER RESOURCES CONTROL BOARD'S STORM WATER CONSTRUCTION GENERAL PERMIT UNDER WQID NO. X XXXXXXXXX.

IN CASE OF EMERGENCY, CALL (RESPONSIBLE PERSON) AT (24-HOUR TELEPHONE).

EROSION CONTROL CONSTRUCTION NOTES

- 1 PROVIDE CATCH BASIN INLET PROTECTION (SUBSTITUTING GRAVEL BAGS, TWO BAGS HIGH FOR SILT FENCE) PER SHEET EC2 AND CASQA BEST MANAGEMENT PRACTICE SE-10.
- 2 PROVIDE STABILIZED CONSTRUCTION ENTRANCE WITH RUMBLE RACKS PER SHEET EC2 AND CASQA BEST MANAGEMENT PRACTICE TC-1.
- 3 PROVIDE SILT FENCE PER SHEET EC2 AND CASQA BEST MANAGEMENT PRACTICE SE-1.
- 4 PROVIDE STAGING/WASHOUT/ REFUELING AREA PER SHEET EC2 AND CASQA BEST MANAGEMENT PRACTICES WM-1, WM-2, WM-4, WM-5, WM-8, WM-9, NS-8, NS-9 AND NS-10.
- 5 PROVIDE FIBER ROLL PER SHEET EC2 AND CASQA BEST MANAGEMENT PRACTICE SE-5.

EROSION CONTROL LEGEND

- GRAVEL BAGS
- SILT FENCE
- FIBER ROLLS
- STABILIZED CONSTRUCTION ENTRANCE/EXIT WITH RUMBLE RACKS
- STAGING/WASHOUT/REFUELING AREA
- CONCRETE WASHOUT
- NUMBERED MONITORING/SAMPLING LOCATION
- SURFACE DRAINAGE



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CIVIL IMPROVEMENT PLANS

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EROSION CONTROL
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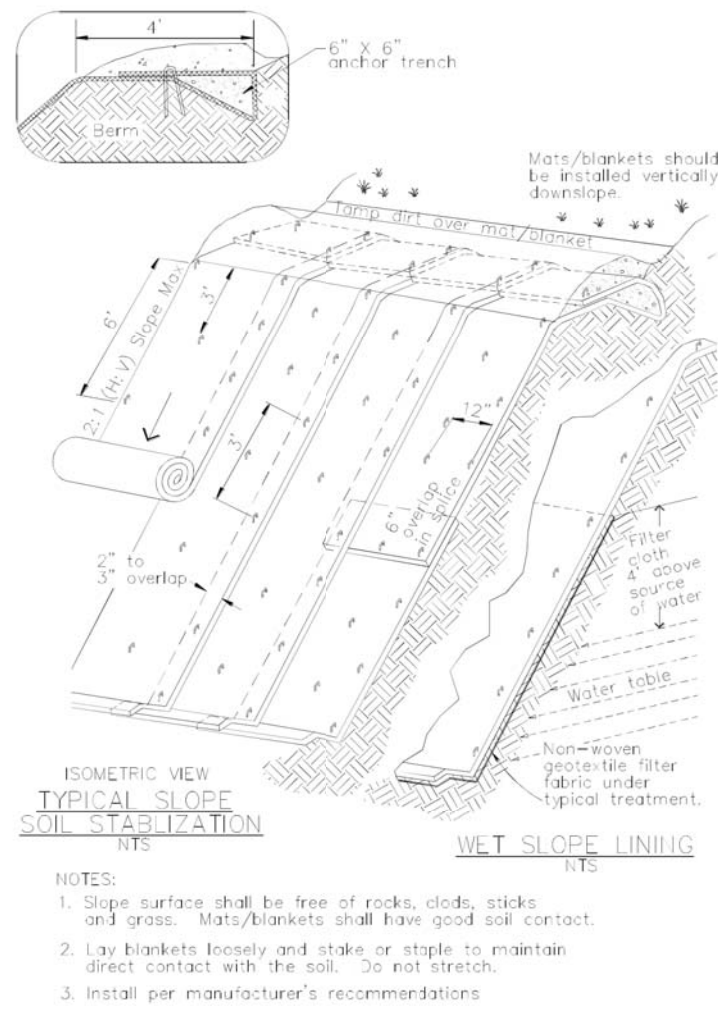
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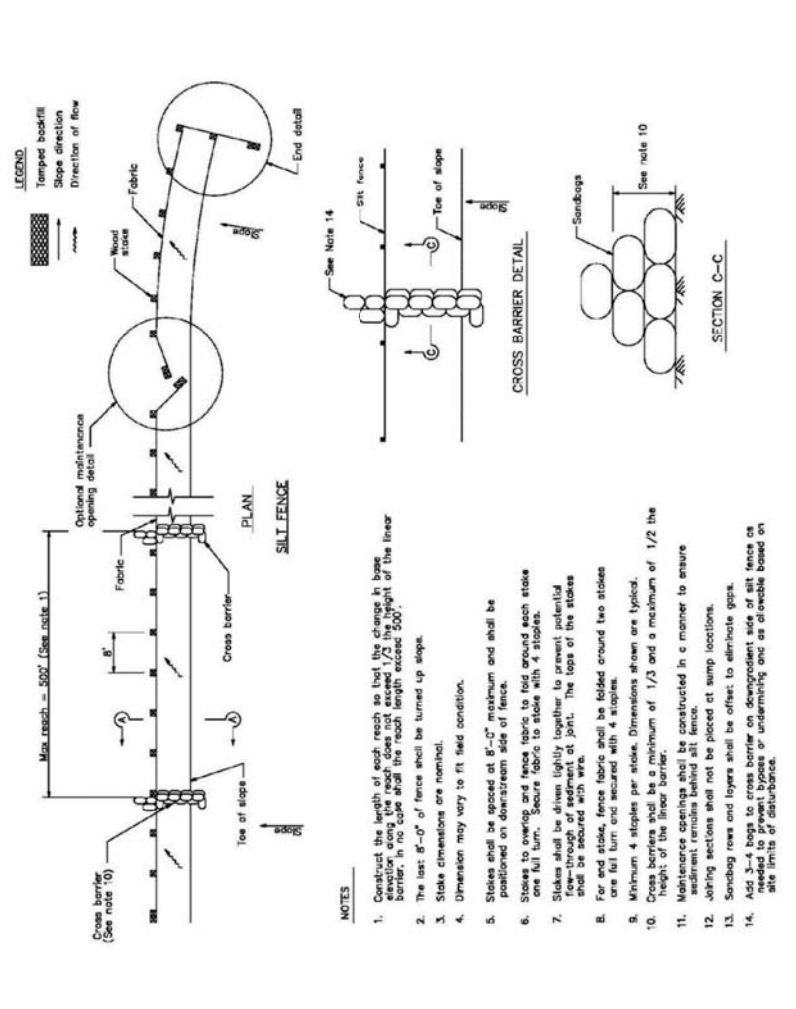
EC1

Geotextiles and Mats EC-7



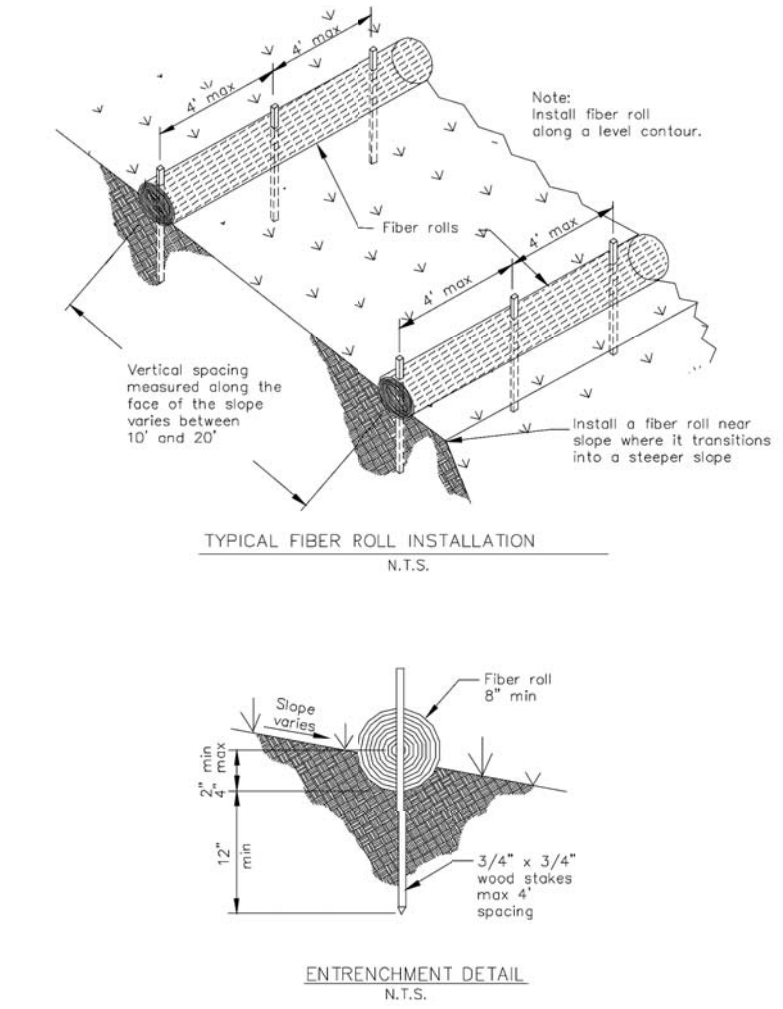
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Silt Fence SE-1



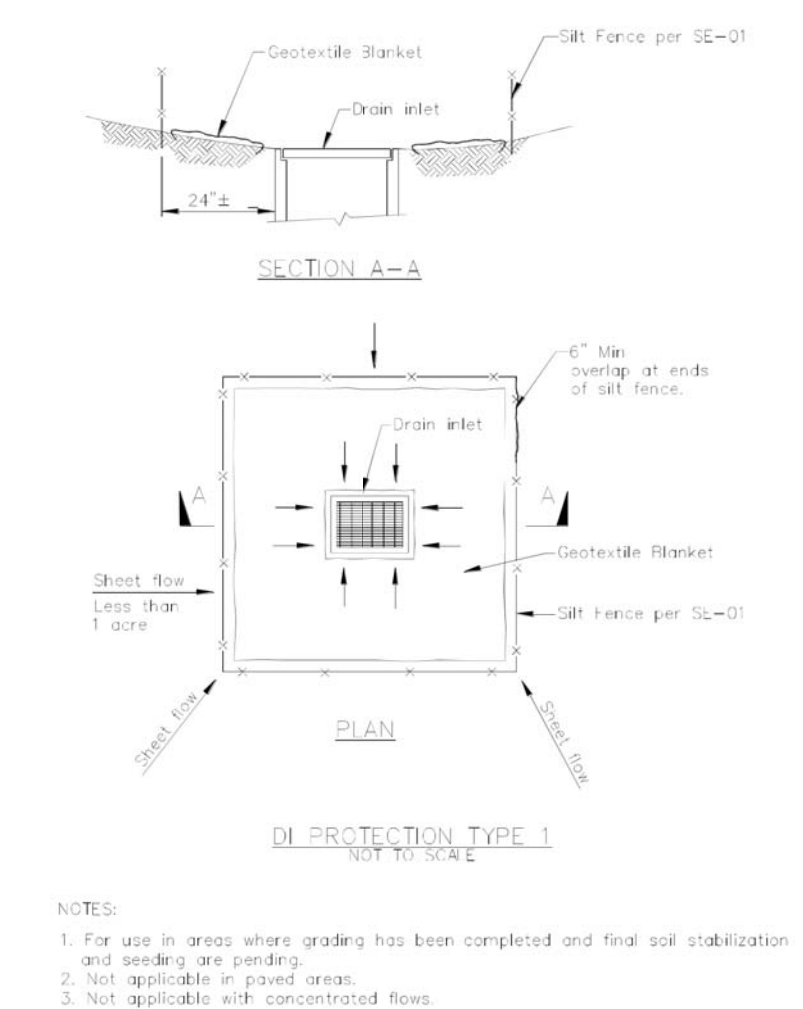
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Fiber Rolls SE-5



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Storm Drain Inlet Protection SE-10

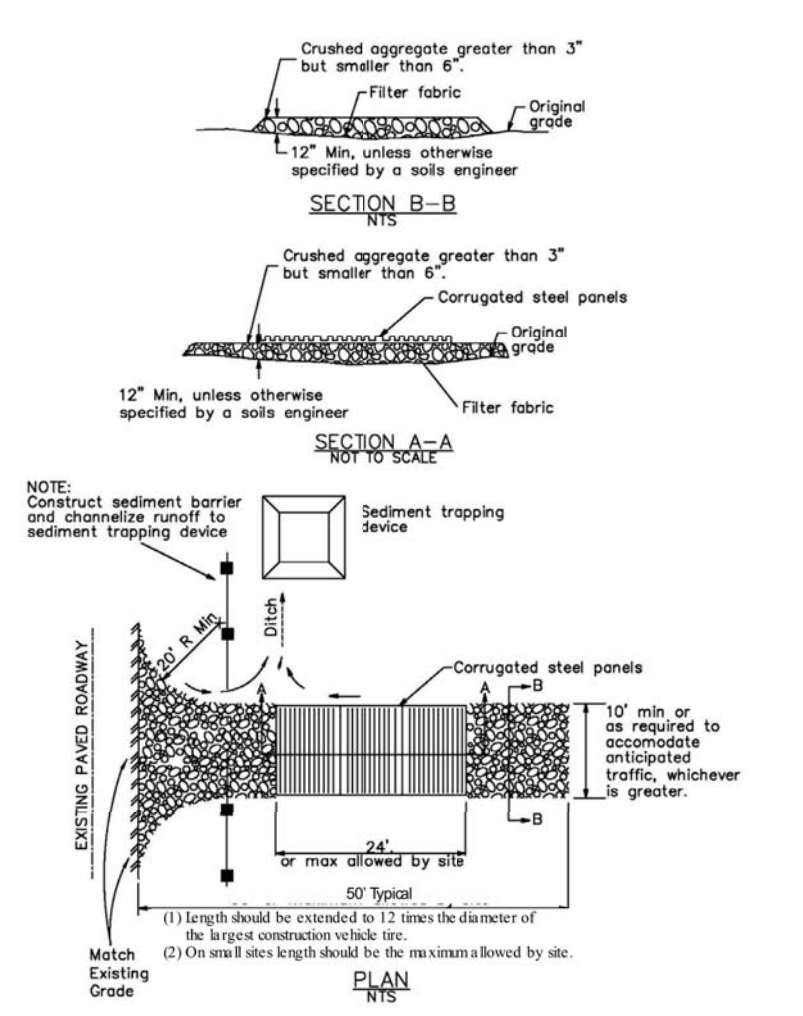


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EROSION CONTROL NOTES

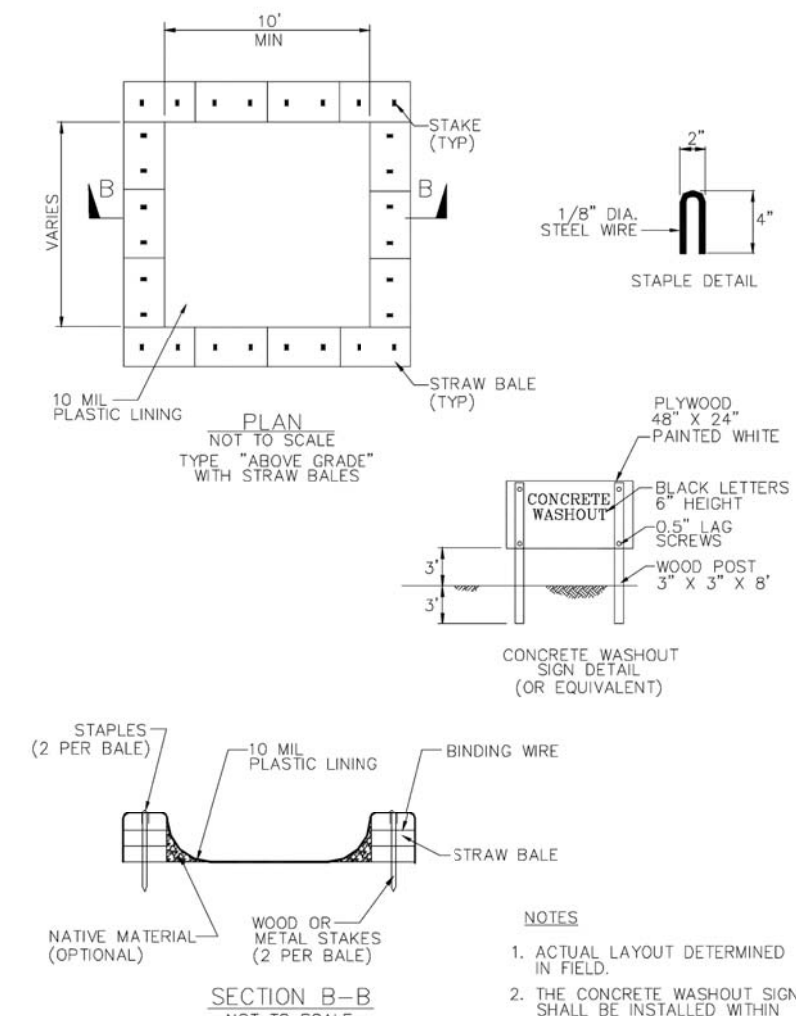
1. THE CONTRACTOR SHALL UTILIZE THIS PLAN ONLY AS A GUIDE TO FULFILL ALL REGULATORY AND PRACTICAL REQUIREMENTS RELATED TO EROSION CONTROL AND STORM WATER POLLUTION PREVENTION.
2. CONTRACTOR SHALL REVIEW AND PERFORM ALL STORM WATER POLLUTION PREVENTION PLAN (SWPPP) REQUIREMENTS, WHICH MAY NOT BE LIMITED TO THE FEATURES DEPICTED ON THIS PLAN.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND CONTROLLING ALL DRAINAGE TO AND FROM THE SITE. CONTROL OF SURFACE WATERS SHALL BE SUCH THAT EXISTING DRAINAGE PATTERNS ARE NOT DISTURBED OR ALTERED TO INCREASE THE AMOUNT AND/OR INTENSITY OF RUNOFF WATER AND SILT TO ADJACENT PRIVATE PROPERTIES, RIGHT-OF-WAYS AND EXISTING DRAINAGE STRUCTURES.
4. THE CONTRACTOR SHALL ENSURE ALL PERIMETER CONTROLS ARE IN PLACE PRIOR TO COMMENCING CONSTRUCTION. THE PROTECTION MEASURES MUST BE IN PLACE AT THE END OF EACH WORKING DAY UNTIL SITE STABILIZATION IS ACHIEVED.
5. THE CONTRACTOR SHALL ADJUST THE LIMITS OF THE PROTECTION MEASURES SHOULD THEY BE INADEQUATE TO CONTROL RUNOFF.
6. THE CONTRACTOR SHALL REMOVE SILT FROM ALL STORM DRAIN APPURTENANCES AND EROSION CONTROL DEVICES AFTER EACH RAIN.
7. THE PROTECTION MEASURES MAY BE TEMPORARILY MOVED OUT OF THE CONTRACTOR'S WAY TO FACILITATE CONSTRUCTION, PROVIDED THEY ARE REINSTALLED AT THE END OF THE WORK DAY.
8. WHEN THE NOAA FORECASTED PROBABILITY OF RAIN IS 50% OR GREATER, ALL STOCKPILED MATERIALS SHALL BE TARPED TO PREVENT EROSION. TARP SHALL BE ANCHORED WITH GRAVEL FILLED BAGS AT 8' INTERVALS.
9. STAGING, REFUELING OF EQUIPMENT AND MATERIALS STORAGE AREAS MAY CHANGE THROUGHOUT CONSTRUCTION, AS REQUIRED. THE AREAS SHALL BE INSPECTED FREQUENTLY TO ENSURE NO SPILLED HAZARDOUS MATERIALS CONTAMINATE THE GROUND. SHOULD THIS OCCUR, THE SPILL SHALL BE CLEANED UP IMMEDIATELY. REFUELING OF EQUIPMENT AND STORAGE OF HAZARDOUS MATERIALS SHALL NOT BE LOCATED NEAR STORM DRAIN INLETS OR DRAINAGE SWALES.
10. THE CONTRACTOR SHALL HIRE A CERTIFIED QUALIFIED SWPPP PRACTITIONER (OSP) TO MONITOR EROSION CONTROL WORK IN ACCORDANCE WITH THE APPROVED PLANS. THE WORK ALSO INCLUDES, BUT IS NOT LIMITED TO, INSPECTION OF EROSION CONTROL MEASURES BEFORE EACH RAINSTORM AND DURING EXTENDED RAIN EVENTS, AS WELL AS WEEKLY AND QUARTERLY MONITORING, AND FILE ANNUAL REPORTS AND NOTICE OF TERMINATION AFTER PROJECT COMPLETION AND STABILIZATION.

Stabilized Construction Entrance/Exit TC-1



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Concrete Waste Management WM-8



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SEDIMENT CONTROL NOTES

1. TEMPORARY SEDIMENT CONTROL DEVICES SHOWN ON THE PLAN WHICH INTERFERE WITH THE WORK SHALL BE RELOCATED OR MODIFIED AS NEEDED AND WHEN THE INSPECTOR SO DIRECTS AS THE WORK PROGRESSES.
2. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM THE STREET AREAS DAILY.
3. STANDBY CREWS SHALL BE ALERTED BY THE PERMITEE OR CONTRACTOR FOR EMERGENCY WORK DURING RAINSTORMS.
4. VELOCITY CHECK DAMS SHALL BE PROVIDED IN ALL UNPAVED GRADED SWALES AT 50 FOOT MINIMUM INTERVALS AND AROUND ALL DROP INLETS.
5. EXCEPT WHEN THE INSPECTOR DIRECTS OTHERWISE, ALL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.
6. ALL BASINS AND CHECK DAMS SHALL HAVE THE DEBRIS AND SILT REMOVED AFTER EACH STORM TO RESTORE THEIR CAPACITY.
7. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE WHEN THE NOAA FORECASTED PROBABILITY OF RAIN IS 50% OR GREATER. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
8. DURING CONSTRUCTION, WASHING OF CONCRETE TRUCKS, PAINT, EQUIPMENT OR SIMILAR ACTIVITIES SHALL OCCUR ONLY IN AREAS WHERE POLLUTED WATER AND MATERIALS CAN BE CONTAINED FOR SUBSEQUENT REMOVAL FROM THE SITE. WASH WATER SHALL NOT BE DISCHARGED TO THE STORM DRAINS, STREET, DRAINAGE DITCHES OR CREEKS. AREAS DESIGNATED FOR WASHING FUNCTIONS SHALL BE AT LEAST 100 FEET FROM ANY STORM DRAIN, WATERBODY OR SENSITIVE BIOLOGICAL RESOURCES. THE LOCATION OF THE WASHOUT AREA SHALL BE CLEARLY NOTED AT THE CONSTRUCTION SITE WITH SIGNS.
9. HYDROSEED, PER CASQA BMP EC-4, AND STRAW MULCH, PER CASQA BMP EC-6, SHALL BE APPLIED TO DISTURBED AREAS AFTER 14 DAYS OF INACTIVITY UNTIL PERMANENT STABILIZATION IS ESTABLISHED. HYDROSEED MIX SHALL BE APPROVED BY THE INSPECTOR PRIOR TO APPLICATION.
10. TEMPORARY SEDIMENT BASINS, PER CASQA BMP SE-2, SHALL BE INSTALLED TO DETAIN SEDIMENT-LADEN RUNOFF PRIOR TO DISCHARGING OFF-SITE.

CASQA BMP INDEX

CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA) CONSTRUCTION HANDBOOK, 2012. FOR DETAILED BEST MANAGEMENT PRACTICE (BMP) INSTALLATION, SEE APPENDIX "N" OF THE PROJECT SWPPP.

TEMPORARY EROSION CONTROL

- EC-1 SCHEDULING
- EC-2 PRESERVATION OF EXISTING VEGETATION
- EC-4 HYDROSEEDING
- EC-6 STRAW MULCH
- EC-15 SOIL PREPARATION - ROUGHENING

NON-STORMWATER MANAGEMENT CONTROL

- NS-1 WATER CONSERVATION PRACTICES
- NS-3 PAVING AND GRINDING OPERATIONS
- NS-6 ILLICIT CONNECTION/DISCHARGE
- NS-7 POTABLE WATER/IRRIGATION
- NS-8 VEHICLE AND EQUIPMENT CLEANING
- NS-9 VEHICLE AND EQUIPMENT FUELING
- NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
- NS-11 PILE DRIVING OPERATIONS
- NS-12 CONCRETE CURING
- NS-13 CONCRETE FINISHING

TEMPORARY SEDIMENT CONTROL

- SE-1 SILT FENCE
- SE-2 SEDIMENT BASIN
- SE-5 FIBER ROLLS
- SE-6 GRAVEL BAG BERM
- SE-7 STREET SWEEPING AND VACUUMING
- SE-10 STORM DRAIN INLET PROTECTION

TRACKING CONTROL

- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT

WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL

- WM-1 MATERIAL DELIVERY AND STORAGE
- WM-2 MATERIAL USE
- WM-3 STOCKPILE MANAGEMENT
- WM-4 SPILL PREVENTION AND CONTROL
- WM-5 SOLID WASTE MANAGEMENT
- WM-6 HAZARDOUS WASTE MANAGEMENT
- WM-7 CONTAMINATED SOIL MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
- WM-10 LIQUID WASTE MANAGEMENT

WIND EROSION CONTROL

- WE-1 WIND EROSION CONTROL



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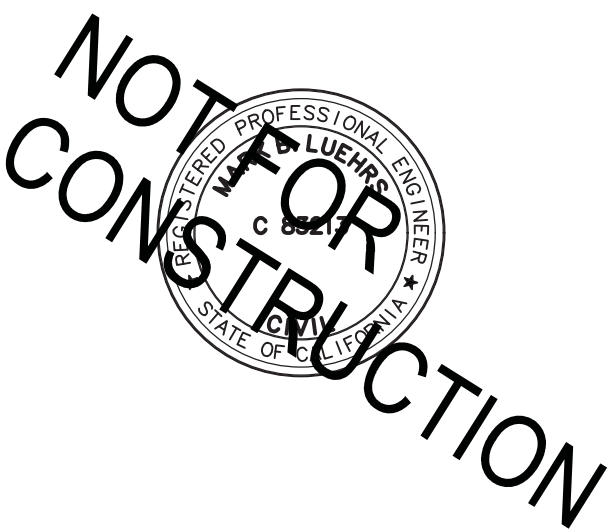
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